This instrument was prepared by [illegible], Attorney at Law,
3815 Cleghorn Avenue, Nashville, Tennessee 37215.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James W. Hearn (NAME)	Third National Mortgage Company (NAME)	Map 116-8
155 Valley Forge (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	Parcel 155
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	BOOK 5476 PAGE 264

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100----------

----------($10.00)----------*Dollars,*

cash in hand paid by the said Grantee, hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Estes-Taylor Company, a Tennessee Corporation, hereinafter called Grantor, has/~~have~~ *this day bargained and sold, and do/hereby transfer and convey unto the said* James W. Hearn, unmarried, hereinafter called Grantee, his ~~heirs~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, a certain building site being Lot No. 155 as shown on the Plan of Sugartree, Phase III, which is of record in Book 5050, pages 67-71, Register's Office for said County, to which specific reference is here made and together with an appurtenant, nonexclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions referred to hereinbelow, said Lot described as follows: Beginning at a point in the south margin of Valley Forge, said point being the common front corner of Lots Nos. 155 and 156; thence with the margin of Valley Forge, westwardly 37.55 feet to a point; thence continuing with the margin of Valley Forge north 23 degrees 41 minutes 17 seconds east 8.00 feet to a point; thence continuing with the margin of Valley Forge westwardly 33.00 feet to a point, said point being the common front corner of Lots Nos. 154 and 155; thence with the east line of Lot No. 154 south 17 degrees 53 minutes 47 seconds west 97.86 feet to a point, said point being the common rear corner of Lots Nos. 154 and 155; thence with the north margin of an access and public utility easement eastwardly 50.24 feet to a point, said point being the common rear corner of Lots Nos. 155 and 156; thence with the west line of Lot No. 156 north 30 degrees 26 minutes 27 seconds east 88.29 feet to the point of beginning.

Being part of the same property conveyed to Estes-Taylor Company by deed from Richard D. Bird of record in Book 5309, page 625, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 155,000.00

Subscribed and sworn to before me, this the 1st day of August 1979

Affiant

My commission expires: Nov 26, 1979 (Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as 155 Valley Forge, Nashville, Tennessee
(House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his ~~heirs~~ *heirs and assigns forever.* It ~~covenant~~ *covenants that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as stated above and for 1979 Taxes which have been prorated.

It *further covenant and bind* s itself, its successors ~~and~~ *and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 1st *day of* August, 1979, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Estes-Taylor Company

Attest: Patricia A. Tucker By: J. Frank Estes

Patricia A. Tucker, Secretary J. Frank Estes, President

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *, a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ..... *Tennessee, this*.....*day of*....., *19*.....

..... *Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... the undersigned ..... *, a Notary Public of the State and County aforesaid, personally appeared* J. Frank Estes and Patricia A. Tucker ..... *, with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *to be* President and Secretary *of the* Estes-Taylor Company ..... *, the within named bargainor, a corporation, and that* they *as such* President and Secretary ..... *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves as President and Secretary .....

Witness my hand and seal, at office in Nashville, Tennessee ..... *, this* 1st *day of* August *, 19*79

M Glenn Eason Jr *Notary Public*

Commission expires Nov 26, 1949

1265

WARRANTY DEED

FROM
Estes-Taylor Company, a Tennessee Corporation
TO
James W. Hearn, unmarried

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

H 236938

F. 4 3 9 5 0.

IDENTIF. REFERENCE

AUG 3 10 59 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of :

Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			155000.00- CO	
			403.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 409.50-	
			1285A08/03/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 43950.

T
IDENTIF. REFERENCE

AUG 3 10 59 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 701872