This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5577 PAGE 150

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard G. Courtney and Robin S. Courtney and wife, Lucille Q. Courtney (NAME)	Guaranty Mtg Co. (NAME)	152-6-117
924 Beech Bend Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 786 (STREET ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Brentwood, Tn 37027 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Richard G. Courtney and Robin S. Courtney and wife, Lucille Q. Courtney and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

C & S Builders, Inc., a Tennessee corporation

have this day bargained and sold, and do hereby transfer and convey unto the said Richard G. Courtney and Robin S. Courtney and wife, Lucille Q. Courtney *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 617 on the Plan of Harpeth Woods Section of Harpeth Valley Park, as of record in Book 4860, page 111, amended in Book 5051, page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 617 fronts 77.5 feet on the westerly side of Beech Bend Drive and extends back 271.7 feet on the northerly line and 272.3 feet on the southerly line to the center of Harpeth River, measuring 57.8 feet thereon.

Being the same property conveyed to C & S Builders, a Tennessee corporation by deed from Roy Shainberg, Reynold Bubis and Edward T. Goldstein, Trustees, of record in Book 5334, page 557, said Register's Office.

This conveyance is subject to the Plan of record in Book 4860, page 111, said Register's Office, which shows an Owner's Certificate, 30-foot building setback line from Beech Bend Drive, a 50-foot scenic rivers easement, anchor easement, and easement for low of Harpeth River; and restrictive covenants of record in Book 5051, page 92 and re-recorded in Book 5197, page 123 and Book 5228, page 718, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 58,950.00

Subscribed and sworn to before me, this the 24th day of March 19 80

Affiant Richard G Courtney

My commission expires: 7-22-81 (Affix Seal)

Notary Public Mary P. Whitaker

unimproved ( )
This is improved (XX) property, known as 924 Beech Bend Drive, Nashville, Tennessee 37221
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 7th *day of* March *19* 80 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C & S BUILDERS, INC., a Tennessee corporation

By: Ken Lyons, Secretary Treasurer

David V. Yoffee, Executive Vice President

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, Mary P. Whitworth, *a Notary Public of the State and County aforesaid, personally appeared* Ken Lyons and David V. Yoffee *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *to be* Secretary-Treasurer and Executive Vice-President, respectively *of the* C & S Builders, Inc., a Tennessee corporation *the within named bargainor, a corporation, and that* they *as such* Secretary-Treasurer and Executive Vice-Pres der *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves *as* Secretary-Treasurer and Executive Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 7th *day of* March, *19* 80

Mary P. Whitworth *Notary Public*

Commission expires 7-22-81

7270 03/11 159.64- CHECK

11835

G-2379841

WARRANTY DEED

FROM
C & S Builders, Inc., a Tennessee corporation

TO
Richard G. Courtney and Robin S. Courtney and wife, Lucille Q. Courtney

F 80120

IDENTIF. REFERENCE

MAR 11 10 23 AM '80

FELIX E. ... II REGISTER
DAVIDSON COUNTY, TENN.

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

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5577 PAGE 152

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			58950.00-	CO
			153.14	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	159.64-
7270A03/11/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F80120

IDENTIFICATION REFERENCE

MAR 11 10 23 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 746416