B. P.

2676 06/05 88.40- CHECK

BOOK 5609 PAGE 607

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Edward Vance	same	
(NAME)	(NAME)	
160 Charleston Park		116-8-G160
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37205		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Estes-Taylor Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward H. Vance and wife, Gayle D. Vance

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A certain building site being Lot No. 160 as shown on the Plan of Sugartree, Phase III, which is of record in Book 5050, pages 67-71, Register's Office for Davidson County, Tennessee, to which specific reference is here made and together with an appurtenant, non-exclusive 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.

Being part of the same property conveyed to Estes-Taylor Company by deed from Richard D. Bird, Trustee, of record in Book 5382, page 385, Register's Office for Davidson County, Tennessee

The above property is conveyed subject to the following:

1. Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, as supplemented and amended by instruments of record in Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220 and Book 5152, page 401, said Register's Office.

2. Setback lines, easements, limitations and conditions as shown on the Revised Plan of Sugartree, Phase III, of record in Book 5050, pages 67-71, said Register's Office.

3. 1980 Metropolitan Government taxes to be prorated.

unimproved (X)
This is improved ( ) property, known as (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand this 5th day of June, 1980

ESTES-TAYLOR COMPANY

Attest: Patricia A. Tucker
Secretary-Treasurer

BY: J. Frank Estes
J. Frank Estes, President

STATE OF _____)

COUNTY OF _____)

BOOK 5609 PAGE 608

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the 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 _____, this ___ day of _____, 19__.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared J. Frank Estes and Patricia A. Tucker, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the President and Secretary-Treasurer respectively of the Estes-Taylor Company the within named bargainor, a corporation, and that (he, they) as such President and Secretary-Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said J. Frank Estes as such President and attesting the same by the said Patricia A. Tucker as such Secretary-Treasurer.

WITNESS my hand and official seal at office at Nashville, on this 5th day of June, 19 80

My Commission Expires: 1-22-84

Stephen C Baker
Notary Public

NOTARY PUBLIC
STEPHEN C. BAKER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

TO

F 92266

IDENTIF. REFERENCE

JUN 5 3 40 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Fdb
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 31,500.00

ATTEST: Edward A. Vance

Subscribed and sworn to before me this 5th day of June, 19 80

My Commission Expires: 1-22-84

Stephen C Baker
Notary Public

NOTARY PUBLIC
STEPHEN C. BAKER
DAVIDSON COUNTY, TENN.

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

RECEIVED OF BOOK 5609 PAGE 609

FOR

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
			31500.00-	CO
			81.90	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	88.40-
			2678A06/05/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 92266

IDENTIF. REFERENCE

JUN 5 3 43 PM '80

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 760024