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

4-64-1524-7

# WARRANTY DEED

BOOK 5654 PAGE 542

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Leo Bolster and wife, Irma J. Bolster | Security Federal Savings & Loan Assoc | 116-8-A-4 |
| (NAME) 4 Valley Forge | (NAME) Post Office Box 15917 | |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37205 | (STREET ADDRESS) Nashville, Tennessee 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100---------- ($10.00)---------- *Dollars,*
cash in hand paid by Leo Bolster and wife, Irma J. Bolster and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Mary Melissa Moss and Billie Moss Brown

*have this day bargained and sold, and do hereby transfer and convey unto the said* Leo Bolster and wife, Irma J. Bolster *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Sugartree, Phase I, of record in Book 4675, page 141, Register's Office for said County, to which plan reference is here made for more complete description, together with appurtenant interest in the common elements as set out in the Declaration of covenants, conditions, and restrictions applicable to Sugartree, Phase I.

Being the same property conveyed to Mary Melissa Moss and Billie Moss Brown by deed from Estes-Taylor Company, Incorporated, of record in Book 5308, page 876, Register's Office for said County.

This conveyance is subject to the plan of Sugartree, Phase #1, of record in Book 4675, page 141, Register's Office for said County, shows certain minimum building setback lines, easements, access limitations, and also an Owner's Certificate, as amended by instrument of record in Book 4869, page 686, Register's Office for said County, and further amended in Book 5121, page 89 and Book 5169, page 426, Register's Office for said County; and an instrument executed by Sugartree Properties, Inc., dated September 18, 1974, recorded in Book 4857, page 157, amended in Book 4911, page 356, amended by Second Amendment of record in Book 4996, page 12, and further amended by Third Amendment of record in Book 5003, page 688, and further amended by Amendment to Declaration of Covenants, Conditions, and Restrictions for Sugartree, of record in Book 5152, page 401, Register's Office for Davidson County, Tennessee.

Mary F. Moss and Mary Melissa Moss are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 139,500.00

Subscribed and sworn to before me, this the 18th day of September 19 80

Affiant

My commission expires: 4/8/84 (Affix Seal)

Notary Public Mary Ennis

unimproved ( )
This is improved XX property, known as 4 Valley Forge, Nashville, Tennessee 37205
(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,* except for 1980 taxes which are prorated and assumed by the purchasers.

*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* 18th *day of* September, 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.*

Mary Melissa Moss

Billie Moss Brown

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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*Personally appeared before me,* Mary Emery, *a Notary Public in and for said County and State,* Mary Melissa Moss and Billie Moss Brown

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

*Witness my hand and official seal at* Nashville, *Tennessee,*
*this* 18th *day of* September, *19* 80

*Commission expires* 4/8/84 Mary Emery *Notary Public*

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

*Before me,* ..... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

*Witness my hand and seal, at office in* .....
*this* .....*day of* ....., *19*.....

..... *Notary Public*

*Commission expires* .....

3505 PAID $49.20- CHECK

**WARRANTY DEED**

FROM
Mary Melissa Moss and Billie Moss Brown

TO

Leo Bolster and wife, Irma J. Bolster

G 0 9 0 8 7

IDENTIF. REFERENCE

SEP 23 9 28 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 139500.00- | CO |
| | | | 362.70 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | | CHECK 369.20- |
| | | | 3909A09/23/80 | BAL .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G09087

IDENTIF. REFERENCE

SEP 23 9 28 AM '80

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

**No.** 781713