File 41

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Frank H. Page, III et ux (NAME)	First Tennessee Bank (NAME)	18-7-118
213 Charleston Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	
Goodlettsville, TN. 37072 (CITY) (STATE) (ZIP CODE)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5702 PAGE 74

For and in consideration of the sum of Ten and 00/100 ($10.00) DOLLARS

paid in cash, and other good and valuable consideration received from the GRANTEES herein, including the agreement of said GRANTEES to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust from Danny W. Forsythe and wife, Carol A. Forsythe to Ralph E. Kelly and Thomas F. Baker, Trustees, of record in Book 5597, page 525, Register's Office for Davidson County, Tennessee;

DANNY W. FORSYTHE and wife, CAROL A. FORSYTHE

have bargained and sold, and by these presents do transfer and convey unto the said FRANK H. PAGE, III and wife, BRIDGETTE T. PAGE

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the 10th Civil District of Davidson County, Tennessee, being Lot No. 68 on the Plan of Charleston Square Subdivision, Section II, as of record in Book 5200, page 133, Register's Office for said County.

SAID Lot No. 68 fronts 90 feet on the northeasterly margin of Charleston Drive and extends back 210 feet on the northeasterly line and 197.40 feet on the southeasterly line to a line in the rear measuring 90.87 feet thereon.

BEING the same property conveyed to Danny W. Forsythe and wife, Carol A. Forsythe by deed from Gene E. Tidwell and wife, Bobbie J. Tidwell, of record in Book 5597, page 522, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 213 Charleston Drive, Goodlettsville, TN. 37072
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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 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.

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 19th day of January, 19 81.

X _____
DANNY W. FORSYTHE

X _____
CAROL A. FORSYTHE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5702 PAGE 75

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny W. Forsythe and wife, Carol A. Forsythe

the bargainor s, 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 19th day of January, 1981.

My commission expires 7-21-84 Notary Public Dorothy A. Wilson

STATE OF TENNESSEE
COUNTY OF _____

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

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 61,679.40
This is equal to or greater than the property would bring at a fair and voluntary sale.

+ Felix A. Page III

Sworn to and subscribed before me
this 19th day of January, 1981.

My commission expires 7-21-84 Notary Public Dorothy A. Wilson

This instrument was prepared by:

Guaranty Escrow Services, 705 American Trust Bldg., Nashville, TN. 37201
Name Address

THIS INSTRUMENT PREPARED BY
HOOPER, THOMAS, SUMNERS,
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM

Danny W. Forsythe and wife,

Carol A. Forsythe

TO

Felix A. Page, III and wife

Bridgette T. Page

Pioneer National Title Insurance Company
Public Square Building
511 4th Avenue North
NASHVILLE, TENNESSEE 37219

FELIX A. PAGE, III
DAVIDSON COUNTY, TENN.

JAN 20 3 29 PM '81

IDENTIF. REFERENCE

G.26107

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 5702 PAGE 76

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
			61679.40- CO	
			160.42 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	161.32-
5760401/20/81			SAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G26107

IDENTIF. REFERENCE

JAN 20 3 29 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 802818