This Instrument Prepared by: R. David Ludwick, Barksdale, Whalley, Gilbert, Frank, Ludwick & Milom, 13th Fl., Third National Bank Bldg., Nashville,TN 37219

WARRANTY DEED

BOOK 5703 PAGE 226

6365

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DUNCAN FORT, III	Same	117 9 121
(NAME) 1215 Nichol Lane	(NAME)	01/23 97.50-
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37209	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

CHECK

FOR AND IN CONSIDERATION of the sum of Ten & 00/100ths ---------- ($10.00) ----- *Dollars*

cash in hand paid by Duncan Fort, III, and other good and valuable consideration, the receipt of which is hereby acknowledged.

I, Gilbert Naylor Smith

have this day bargained and sold, and do hereby transfer and convey unto the said Duncan McKay Fort, III

his

certain real estate in Davidson County, Tennessee, as follows: *(successors), heirs and assigns,*

Being Lot No. 3, Section 2, Blackberry Hollow as shown on plat recorded in Book 5200, page 157, Register's Office, Davidson County, Tennessee, being bounded on the east by Sycamore Lane, on the south by Lot No's 1 and 2, on the west by Foxhall Close, on the north by Lot No. 4 and Woodmont Acres and being more particularly described as follows:

Beginning at a point in the west cul-de-sac right-of-way of Sycamore Lane, said point being a common corner with Lot No. 1 and being the southeast corner of the lot herein described, thence with Lot No. 1 north 75 deg. 24 min. 58.3 seconds west 106.58 feet to a corner common with Lot No's 1 and 2, thence with Lot No. 2 north 83 deg. 51 min. 46.4 seconds west 115.25 feet to a corner common with Lot No. 2 in the east line of Foxhall Close, thence with Foxhall Close north 06 deg. 03 min. 14.6 seconds east 183.66 feet to a corner common with Foxhall Close in the south line of Woodmont Acres, thence with Woodmont Acres south 84 deg. 19 min. 08.7 seconds east 140.84 feet to a corner common with Lot No. 4 in the south line of Woodmont Acres, thence with Lot No. 4 south

CON'T.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $35,100.00

Affiant

Subscribed and sworn to before me, this the 13th day of January 19 81

My commission expires: 7-11-81 (Affix Seal)

Notary Public

unimproved (XX)
This is improved ( ) property, known as Valley Brook Place, Nashville, TN
(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 Duncan McKay Fort, III

(successors), heirs and assigns forever. I *covenant that* I am *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 by instrument of record, easements and restrictive covenants of record in Book 5441, page 160, said Register's Office.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Duncan McKay Fort, III

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 13th *day of* January, 19 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Jane Martin Smith

Gilbert Naylor Smith

I, Mary Jane Martin Smith, hereby join in the conveyance for the purpose of conveying any rights I may have in said property.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

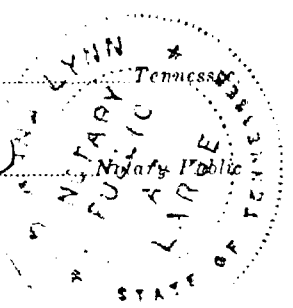
Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Gilbert Naylor Smith and Mary Jane Martin Smith

the within named 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* 13th *day of* January, 1981.

Deanna Lynn, *Notary Public*

Commission expires 4-18-82



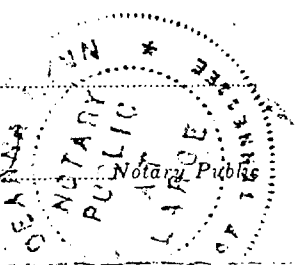
STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Deanna Lynn, *a Notary Public of the State and County aforesaid, personally appeared* Duncan Forte *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* 13th *day of* January, 1981.

Deanna Lynn, *Notary Public*

Commission expires 4-18-82



(CON'T FROM REVERSE SIDE)

05 deg. 40 min. 51.3 seconds west 61.62 feet, south 35 deg. 18 min. 33.3 seconds east 145.00 feet to a corner common with Lot No. 4 in the west cul-de-sac right-of-way of Sycamore Lane thence on a curve to the left 35.00 feet (radius 50.00 feet) to the poont of beginning.

Containing 0.766 acres.

Lot No. 3 is subject to a 10 foot utility and drainage easement on the west and north and a 5 foot utility and drainage easement on the east as shown on the above referenc-d plat of Section 2, Blackberry Hollow.

The above described property is part of the property conveyed to Gilbert Naylor Smith by deed from Vera J. Greve, of record in Book 4148, Page 916, Register's Office for Davidson County, Tennessee.

WARRANTY DEED

FROM

GILBERT NAYLOR SMITH, ET UX

TO

DUNCAN FORT, III

G 26578

IDENTIF. REFERENCE

JAN 23 3 27 PM '81

FEE $ REGISTER'S
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 _____ BOOK 5703 PAGE 228

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
			35000.00- CO	
			91.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	97.50-
6365A01/23/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 26578

IDENTIF. REFERENCE

JAN 23 3 27 PM '81

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

No. 803396