WARRANTY DEED

FRED E. COWDEN, JR., Attorney
1400 American Trust Building
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
William C. Remington et ux	Same	116-11-45
(NAME)	(NAME)	BOOK 5737 PAGE 64
408 Sunnyside Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205		BM-03935
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of a note dated May 5, 1978, in the original principal amount of $90,000.00, payable to Independent Life and Accident Insurance Company, as secured by a deed of trust of record in Book 5284, page 898, Register's Office for Davidson County, Tennessee; (Reference is made to said note for the terms and conditions contained therein.)

We, HUNTER B. SHORT and wife, JEAN M. SHORT, have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM C. REMINGTON and wife, JANE P. REMINGTON, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being the southerly 60 feet of Lot 18 and the northerly 80 feet of Lot 17 of Block E, in the Honeywood Subdivision of the Malone Estate, not of record, more particularly described as follows:

BEGINNING at a point in the east margin of Sunnyside Drive, 590 feet, more or less, south of the north margin of Malone Avenue, being the southwest corner of property heretofore conveyed to William Frank Cox and wife, by deed of record in Book 2043, page 474, Register's Office for said County; running thence in an easterly direction with Cox's south line, 284 feet, more or less, to a point in the east boundary line of Lot 18, Cox's southeast corner; thence in a southerly direction with the east boundary lines of Lot 18 and Lot 17, 140 feet to a point, being the northeast corner of a 20 foot strip conveyed to Victor H. Stromquist and wife, by deed recorded in Book 2083, page 228, said Register's Office; thence in a westerly direction with Stromquist's north line, 284 feet to a point in the easterly margin of Sunnyside Drive, Stromquist's northwest corner; and thence in a northerly direction with the east margin of Sunnyside Drive, 140 feet, more or less, to the beginning.

BEING the same property conveyed to Hunter B. Short and wife, Jean M. Short, by deed from Patricia Potter McDonald and husband, Robertson McDonald, of record in Book 3282, page 453, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $230,000.00

Subscribed and sworn to before me, this the 24th day of April, 1981

Affiant

My commission expires: 10/17/82 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 408 Sunnyside Drive, Nashville, TN 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 belonging to the said William C. Remington and wife, Jane P. Remington, 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 as hereinabove set forth.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William C. Remington and wife, Jane P. Remington, their (successors), *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 24th day of April, 1981, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Hunter B. Short
HUNTER B. SHORT

Jean M. Short
JEAN M. SHORT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Hunter B. Short and Jean M. Short

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 24 *day of* April, *19* 81.

Commission expires 10/12/82

Bobbie Jane Walton *Notary Public*

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF }

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 .....

THIS INSTRUMENT WAS PREPARED BY:

FRED E. COWDEN, JR., ATTORNEY
1400 AMERICAN TRUST BUILDING
NASHVILLE, TENNESSEE 372

G. 3.8.8 2 4

RELEASED

T

IDENTIF. REFERENCE

APR 24 2 22 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
HUNTER B. SHORT and wife,
JEAN M. SHORT

TO
WILLIAM C. REMINGTON and
wife, JANE P. REMINGTON

TITLE INSURED BY POLICY NUMBER:
43-013-065753F

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
Tennessee Agent of
US LIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5737 PAGE 66

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
			230000.00- CO	
			596.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 604.50-	
			2026AL4/24/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 8 8 2 4

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IDENTIF. REFERENCE

APR 24 2 22 PM '81

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

No. 818445