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

BOOK 5739 PAGE 772

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Colin J. Sinclair (NAME)	SAME (NAME)	158-7-28
6123 Stonehaven Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	158-7-29
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 Colin J. Sinclair and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Richard G. Davis, Jr. and wife, Molly L. Davis

have this day bargained and sold, and do hereby transfer and convey unto the said Colin J. Sinclair

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Two Tracts of land in Davidson County, Tennessee, described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 610 on the plan of Hillsboro Park, Section 13, as of record in Book 4175, page 19, Register's Office for said County.

Said Lot No. 610 fronts 281.8 feet on the westerly side of Stonehaven Drive and extends back 414.4 feet on the northerly line and 232.6 feet on the southerly line to a dead line measuring 360.4 feet thereon.

Being the same property conveyed to Richard G. Davis, Jr. and wife, Molly L. Davis by deed from EstesTaylor Company, a Tennessee corporation, of record in Book 4277, page 906, Register's Office for said County.

TRACT 2:

Land in Davidson County, Tennessee, being a tract of land designated "Reserved Parcel A" on the Plat of Hillsboro Park, Section 13, City of Forest Hills, recorded in Book 4175, page 19, Register's Office for said County, and described as follows:
Beginning at a point in the westerly margin of Stonehaven Drive on the Plat of Hillsboro Park, Section 13, at the southeasterly corner of Lot No. 610 and extending westwardly along the southerly property line of said Lot No. 610 a distance of 232.6 feet to the southwesterly corner of Lot No. 610; thence south 3 deg. 32' east a distance of 354.1 feet being the same as the easterly margin of the Garth E. Fort property to a point in the northwesterly margin of Stonehaven Drive; thence in a northeasterly direction along the northwesterly margin of Stonehaven Drive a distance of 316.63 feet to the point of beginning.

Being the same property conveyed to Richard G. Davis, Jr. and wife, Molly L. Davis by deed from Estes-Taylor Company, a Tennessee corporation, of record in Book 4472, page 793, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utilities and drainage, overhang easement, anchor easement, building setback line to be established by City of Forest Hill, as shown on the Plan of record in Book 4175, page 19, Register's Office for said County; and restrictive covenants of record in Book 2435, page 237, and placed on premises in Book 4242, page 811, and amended in Book 4207, page 397, Register's Office for said County.

05/01 620.50- CHECK

3270

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 235,000.00

Subscribed and sworn to before me, this the 30 day of April

19 81

Affiant

My commission expires: 4/1/84 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 6123 Stonehaven Drive, Nashville, Tennessee 37215
(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 1981 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 30th *day of* April, *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.*

Richard G. Davis, Jr.

Molly L. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Mary Ensley, a Notary Public in and for said County and State, the within named Richard G. Davis, Jr. and wife, Molly L. Davis

the 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 30th day of April, 1981.

Mary Ensley, Notary Public.

Commission Expires 4/8/84

STATE OF
COUNTY OF

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 .

, Notary Public.

Commission Expires .

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 .

G.3.9876

IDENTIF. REFERENCE

MAY 1 8 53 AM '81

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5739 PAGE 775

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

235000.00- CO
611.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 620.50-
3270A05/01/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 9 8 7 6

T
IDENTIF. REFERENCE

MAY 1 8 53 AM '81

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

No. 819649