BOOK 5768 PAGE 574

WARRANTY DEED

FROM: Michael Fox Construction Company, Inc., Grantor

TO: Paula F. Pierce, Grantee

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

Paula F. Pierce
156 Valley Forge
Nashville, Tennessee

Send Tax Bills To:

Same

Map-Parcel Numbers

116-8-G156

Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Thirty Thousand and 00/100 Dollars ($230,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 10th day of July, 19 87.

Roberta Burke
Notary Public

My Commission Expires: 7/21/87

FOR AND IN CONSIDERATION OF the sum of Two Hundred Thirty Thousand and 00/100 Dollars ($230,000.00), Michael Fox Construction Company, Inc., Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Paula F. Pierce, Grantee, her heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain building site being Lot No. 156, as shown on the Plan of Sugartree, Phase III, which is of record in Book 5050, Pages 67-71, Register's Office for Davidson County, Tennessee, to which specific reference is here made and together with an appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions referred to hereinbelow.
>
> Being the same property conveyed to Michael Fox Construction Company, Inc. by deed from Richard D. Bird, Trustee, of record in Book 5523, page 445, Register's Office for Davidson County, Tennessee.

This is improved property, known as 156 Valley Forge, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except for the lien for 1981 taxes which have been prorated and will be paid by the Grantee (subject to any adjustment required to be made when the actual amount of the 1981 taxes is known) and easements, restrictions, and other matters contained in the Declaration of Covenants, Conditions and Restrictions of record in Book 4857, Page 157, as supplemented and amended by instruments of record in Book 4874, Page 463, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5087, Page 220, Book 5152, Page 401, Book 5514, Page 138, and Book 5691, Page 61, said Register's Office, and setback lines, easements, limitations and conditions as shown on the said Plan of record which have not been violated.

And Grantor does further covenant and bind Grantor, its heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 10 day of July, 1981.

MICHAEL FOX CONSTRUCTION COMPANY, INC.

By: Michael C. Fox, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Roberta Burke, a Notary Public of the State and County aforesaid, personally appeared Michael C. Fox, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of MICHAEL FOX CONSTRUCTION COMPANY, INC., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of July, 1981.

Roberta Burke
Notary Public

My Commission Expires: 7/21/84

G5.0.1.72

IDENTIF. REFERENCE

Jul 10 3 09 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

RUSH

WHW/7-10-81

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5768 PAGE 576

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
			230[illegible].00-	CO
			350.00	CO TX
			.50	PRFEE
			2.00	WDEED
			CHECK	604.50-
6057A07/10/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5.0.1.7 2

IDENTIF. REFERENCE

Jul 10 3 09 PM '81

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

No. 831988