#3268

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Hugh C. Howser, Jr., Attorney
26th Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 6314 PAGE 138

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tracmark, Inc. (NAME)	SAME (NAME)	116-86
2300 21st Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	159
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA-74932

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, VIRGINIA K. ABERNETHY a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TRACMARK, INC.

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 159 on the Revised Plan of Sugartree, Phase III, as of record in Plat Book 5050, page 68, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Virginia K. Abernethy by deed from Estes-Taylor Company of record in Book 5431, page 575, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes which have been prorated and assumed by the Buyer; (2) Declaration of covenants, conditions and restrictions of record in Book 4857, page 157, amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, and Book 5514, page 138, and made applicable to Phase III in Book 5087, page 220; (3) Easement in Book 5684, page 987; and (4) All matters appearing on the Plan of record in Plat Book 5050, page 68, said Register's Office.

Greg Smith, husband of Virginia K. Abernethy, hereby joins in the execution of this instrument for the purpose of conveying any and all interest, including, but not limited to all marital rights, which he may have in the subject property.

FELIX Z. NELSON II, REGISTER
DAVIDSON COUNTY, TN
JUN 12 2 22 PM '84

IDENTIF. REFERENCE

I 2 8 6 0 5

This is improved (XX) unimproved ( ) property, known as 159 Charleston Park Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 23rd day of May, 19 84.

Virginia K. Abernethy
VIRGINIA K. ABERNETHY

GREG SMITH

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia K. Abernethy and husband, Greg Smith 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 23rd day of May, 19 84.

My commission expires 1.19.86 Notary Public Hy C Ibert

*or proved to me on basis of satisfactory evidence

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 as such _____, 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 _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 229,500.00

T Turner Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 19 84.

MY COMMISSION EXPIRES: 1.19.86 (AFFIX SEAL) Hy C Ibert
Notary Public

HUGH C. AU NOTARY PUBLIC

WARRANTY DEED

FROM Virginia K. Abernethy

TO Tracmark, Inc.

Return To:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926
File Box #38

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6314 PAGE 140

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

269500.00- CONT.
596.70 COTAX
.50 PRFEE
6.00 MORTG
CHECK 603.20-
4416AD6/12/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 28605

IDENTIF. REFERENCE

JUN 12 2 22 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0043743