THIS INSTRUMENT PREPARED BY: Christian A. Morsnell, Esquire, GILBERT, FRANK & MILOM, Thirteenth Floor, Third National Bank Bldg., Nashville, Tennessee 37219 (615) 244-0020.

# WARRANTY DEED

BOOK 6570 PAGE 663

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| J. Terry Higgins, Jr. & wife, | Commerce Union Bank | Map 116-8-F |
| Janice L. Higgins (NAME) | (NAME) | |
| 116 Prospect Hill | One Commerce Place, Real Estate Div | Parcel 116 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville Tennessee 37205 | Nashville Tennessee 37239 | 7DA-74885 |
| (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 the hereinafter named Grantees, and other good and valuable consideration, the receipt of which being hereby acknowledged,

I, ANNE D. BELFORT,

*have this day bargained and sold, and do hereby transfer and convey unto the said*

J. TERRY HIGGINS, JR. and wife, JANICE L. HIGGINS,

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

Land in Davidson County, Tennessee, being Lot No. 116 on the plan of Revised Sugartree, Phase 3, of record in Book 5050, pages 67 through 71, as amended in Book 5162, page 632, Book 5169, page 426, Book 5222, page 468, Book 5238, page 93, and in Book 5191, page 412, all in Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Anne D. Belfort by deed from Jean C. Staley, now known as Jean Sterchi, of record in Book 6265, page 262, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth of record in Book 4857, page 157, and amended in Book 4874, page 463, Book 4911, page 356, Book 4996, page 125, Book 5003, page 688, Book 5087, page 220, and Book 5152, page 401, said Register's Office, to the matters set forth in the above referenced plan of record, 1985 real property taxes, a lien, but not yet due which have been prorated and assumed by the Grantees and matters set forth on the unrecorded survey of John Kohl & Company, P.C., dated February 17, 1984, and any other easements and restrictions of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $364,500.00

Affiant

Subscribed and sworn to before me, this the 31st day of May, 1985

Notary Public

My commission expires November 1, 1987

(Affix Seal)

This is improved (X) unimproved ( ) property, known as 116 Prospect Hill, Nashville, Tennessee 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 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 as noted herein.

*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* 31 *day of* May, 1985, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Anne D. Belfort
ANNE D. BELFORT

05/31 954

3418

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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,* Anne D. Belfort

*the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, *Tennessee this* 31st *day of* May *, 1985.*

*Notary Public*

*Commission expires* November 1, 1987

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*

**WARRANTY DEED**

**FROM**

ANNE D. BELFORT

**TO**

J. TERRY HIGGINS,
and wife, JANICE L. HIGGINS

J 0 9 1 1 9 9

IDENTIF. REFERENCE

MAY 31 3 25 PM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

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 _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

364500.00- CAMT.
947.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 954.20-
341BA05/31/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

J0919 9

IDENTIF. REFERENCE

MAY 31 9 29 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 139967