THIS INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Frank Rader et ux
79 Concord Park West
Nashville, Tennessee 37205

SEND TAX BILLS TO:
Same

MAP-PARCEL NUMBERS:
7DA-74775
116-8-C-79

WARRANTY DEED

BOOK 6621 PAGE 72

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jack H. Dalton and wife, Jeanette H. Dalton hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Frank Rader and wife, Letitia D. Rader hereinafter called the Grantee, Grantee's 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. 79 on the plan of Revision No. 2, Sugartree, Phase #2, of record in Book 4860, pages 79 and 80, as amended in Book 4927, page 145, Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5072, page 165, Book 5052, page 840, Book 5084, page 960, Book 5152, page 401, Book 5191, page 412, Book 5121, page 89, Book 5238, page 93, Book 5122, page 326 and Book 5691, page 61, all in Register's Office for said County.

SAID Lot No. 79 fronts 60.00 feet on the southwesterly margin of Concord Park and extends back between parallel lines 100.00 feet to a dead line in the rear along landscaped commons.

BEING the same property conveyed to Jack H. Dalton and wife, Jeanette H. Dalton by deed from Sugartree Properties, Inc., a Tennessee Corporation, of record in Book 5052, page 13, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4857, page 157, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, all as made applicable to Sugartree, Phase 2, by instrument of record in Book 4874, page 463, and amended in Book 5514, page 138 and Book 5691, page 61, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 79 Concord Park West, 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, Grantee's heirs or assigns, forever; and Grantor covenants 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, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 1st day of August, 1985.

Jeanette H. Dalton

Jack H. Dalton

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of August, 1985, before me personally appeared Jack H. Dalton and wife, Jeanette H. Dalton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6621 PAGE 73

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 425,000.00.

Frank Rader
Affiant

Subscribed and sworn to before me, this the 1st day of August, 1985.

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Jack H. Dalton and wife, Jeanette H. Dalton

to:
Frank Rader and wife, Letitia D. Rader

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
AUG 2 12 55 PM '85

IDENTIFI REFERENCE

2.5.5.3

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157 dp
(TN-23871)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6621 PAGE 74

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

4250[illegible].00- CONT.
1105.00 CSTAX
.50 PRFEE
6.00 MDED
CHECK 1111.50-
3762A08/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2553

IDENTIFICATION REFERENCE

AUG 2 12 55 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 159813