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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Emma E. Roy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January A.D. 1986

Notary Public

MY COMMISSION EXPIRES: 7-18-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GULLETT SANFORD & ROBINSON 230 Fourth Avenue North Nashville, Tennessee 37219
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Alice Warfield Tyne (NAME) | SAME (NAME) | 116-08-0-G-176 |
| 176 Charleston Park (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 7DA 74953 |
| Nashville, Tennessee 37205 (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

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, WE, I, Roberta C. Tyne, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alice Warfield Tyne, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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 certain building sites (Lots) identified as No. 176 as shown on the Revised Plan of Sugartree, Phase 3, as of record in Book 5050, pages 67-71, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roberta C. Tyne by deed from Gary W. Fox, d/b/a Gary W. Fox Construction Company and his wife, Elizabeth Byrn Fox of record in Book 5558, page 254, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1986 taxes, a lien not yet due and payable

All conditions, easements, assessments, liens, uses, building restrictions, repurchase, and Lease options, and other undertakings, of the Sugartree Homeowners Association, Inc., of record in Book 4857, page 157, amended in Book 4911, page 356, further amended in Book 4996, page 126, further amended in Book 5003, page 688,Register's Office for Davidson County, Tennessee; reference to said instrument is here made, all as made applicable to Sugartree, Phase #3, by instrument of record in Book 5087, page 220, Register's Office for said County amended in Book 5152, page 401, Register's Office for said County, further amended in Book 5514, page 138, and Book 5691, page 61, Register's Office for Davidson County, Tennessee.

The Revised Plan of Sugartree, Phase #3, of record in Book 5050, pages 67-71, Register's Office for said County, shows certain building setback lines, easements, access limitations and an Owner's Certificate. Said plan was amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 176 Charleston Park (House Number) (Street) Nashville, Tennessee 37205 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 27th day of January, 1986

Roberta C. Tyne
Roberta C. Tyne

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Roberta C. Tyne

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of January, 1986

Notary Public

Commission Expires 7-18-87

STATE OF TENNESSEE }
Davidson County }

Before me, a Notary Public in and for 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 himself to be the

of the

a corporation, and that he as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

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

Notary Public

Commission Expires

7.1.959

WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

JAN 28 9 31 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

**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 |
|---|---|---|---|---|
| | | | 236000.00- CONT. | |
| | | | 611.00 STAX | |
| | | | .50 PRFEE | |
| | | | 6.00 MSCE | |
| | | | CHECK | 617.50- |
| | | | 9630A01/26/86 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1959.

IDENTIFICATION REFERENCE

JAN 28 9 31 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 214296