This instrument prepared by
SCHULMAN, PRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

BOOK 5070 PAGE 241

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert F. Baxter et ux	Guaranty Mortgage Company Division	Map 116-8-C
(NAME:) 15 Valley Forge	(NAME:) 10th Floor, First American Center	Par. 15
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37238	Field Book No. 7DA-52907
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- *DOLLARS* cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

FOX BUILDERS, INC., a Tennessee corporation, does has ~~bargained~~ *bargained and sold, and by these presents do transfer and convey unto the said* ROBERT F. BAXTER and wife, BETHANY M. BAXTER, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being a certain building site identified as No. 15 as shown on the Revised Plan of Sugartree, Phase #2, as of record in Book 4860, pages 79 and 80, as amended by instrument of record in Book 5015, page 550, Register's Office for said County.

Being the same property conveyed to Fox Builders, Inc., by deed from Sugartree Properties, Inc., a Tennessee corporation, of record in Book 5006, page 55, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements, requirements, assessments, liens, uses, building restrictions, limitations, repurchase and Lease options, burdens and other undertakings, including rights and interest of other site owners and condominium owners, and also including rights and interest of other site owners and condominium owners, and also including but not limited the right of the developer to designate certain exclusive agents who shall have the sole right to serve as sale agents for the sale and re-sale of sites and residences; and also including the requirement that all owners of building sites and condominium units be members of Sugartree Homeowners Association, Inc., and subject to assessment for the payment of costs incident to the maintenance of the common areas and administration of the Association,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $88,000.00

Affiant

Subscribed and sworn to before me, this the 30 day of August, 1976

Notary Public

My commission expires: 2-18-80

(Affix Seal)

and providing for a lien securing the payment thereof, contained in an instrument executed by Sugartree Properties, Inc., recorded in Book 4857, page 157, amended in Book 4911, page 356, and further amended by second amendment of record in Book 4996, page 126, Register's Office for Davidson County, Tennessee, and further amended by third amendment of record in Book 5003, page 688, Register's Office for Davidson County, Tennessee, reference is here made, all as made applicable to Sugartree, Phase #2, by instrument of record in Book 4874, page 463, Register's Office for Davidson County, Tennessee; and all setback lines, easements, access limitations and owner's certificate, as set forth on the Revised Plan of Sugartree, Phase #2, of record in Book 4860, pages 79 and 80, as amended by instrument of record in Book 5015, page 550, and by restriction as to a second story window facing the rear portion of the premises set forth in deed of record in Book 5006, page 55, both in the Register's Office for said County.

unimproved ( )
This is improved (X) property, known as Lot No. 15 Sugartree, Phase II
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ROBERT F. BAXTER and wife, BETHANY M. BAXTER, *their heirs and assigns, forever.*

And it *does covenant with the said* Robert F. Baxter and wife, Bethany M. Baxter, *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,* except by restrictions, easements, limitations, as above set forth, and taxes for the year 1976, subject to which this conveyance is executed.

And Fox Builders, Inc. *do further covenant and bind* itself, its successors ~~their~~ *and representatives, to warrant and forever defend the title to the said land to the said* Robert F. Baxter and wife, Bethany M. Baxter, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 30th *day of* August, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FOX BUILDERS, INC.

By: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

.....

.....

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

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

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

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

.....

.....

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

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

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Anne Bramwell *, a Notary Public of the State and County aforesaid, personally appeared* Cecil F. Fox *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Fox Builders, 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* 30 *day of* August *, 19* 76 *.*

Anne Bramwell
Notary Public

ANNE BRAMWELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires 7/28/80 *.*

WARRANTY DEED

FROM

Fox Builders, Inc.

TO

Robert F. Baxter et ux

SEP 20 76
SEP 20 76
SEP 20 76 STAX
SEP 20 76 PRFEE
SEP 20 76
M DEED
CONV
CONV

90,000.00
48,000.00

B* 358.80
B* .50
B* 8.00
* 367.30

IDENTIF. REFERENCE

SEP 20 3 41 PM '76

D 6883 2

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REC'D FOR REC SEP 20 50 MIN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

File Geo. Medlin Jr.