FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September 1978.

Notary Public

MY COMMISSION EXPIRES: 6-15-80

(AFFIX SEAL)

Mail THIS INSTRUMENT WAS PREPARED BY
Kemper, Cosner and Waldschmidt, 14th Floor, First Amer. Ctr., Nash. Tn
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mr. & Mrs. Francis J. McQuilken (NAME) | same (NAME) | 116-8-F133 |
| 133 Prospect Hill, Sugartree (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 07DA-74910 |
| 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, Sheridan Construction Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francis J. McQuilken, et ux.

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:

A certain building site being Lot No. 133, as shown on the Plan of Sugartree, Phase III, which is of record in Book 5050, pages 67-71, Register's Office for Davidson County, Tennessee, to which specific reference is here made.

Being the same property conveyed to Sheridan Construction Company, by deed from Richard D. Bird, Trustee, of record in Book 5236, page 400, Register's Office for Davidson County, Tennessee.

The premises herein conveyed is a building site restricted by all the requirements, conditions, easements, 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 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, and provided for a lien securing the payment thereof, contained in an instrument executed by Sugartree Properties, Inc., recorded October 2, 1974, and 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, and further amended by third amendment of record in Book 5003, page 688, Register's Office for Davidson County, Tennessee reference to said instruments is here made, all as made applicable to Sugartree, Phase #3, by instrument of record in Book 5087, page 220, Register's Office for Davidson County, Tennessee, which latter said instrument also amended Article I, Paragraph 4 of the Declaration of Covenants, Conditions, and Restrictions for Sugartree of record in Book 4857, page 157, Register's Office for Davidson County, Tennessee, and as further amended by instrument of record in Book 5152, page 401, Register's Office for Davidson County, Tennessee, amending Article 8, Section 2 thereof.

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|---|---|---|---|---|---|
| SEP27'78 | CONV | 90,000.00 | | | |
| SEP27'78 | CONV | 77,500.00 | | | |
| SEP27'78 | S'TAX | | B* | 435.50 | |
| SEP27'78 | PR'FEE | | B* | .50 | |
| SEP27'78 | W'DEED | | B* | 4.00 | * 440.00 |

This is improved { } unimproved { X } property, known as 133 Prospect Hill, Sugartree, Nashville, Tennessee 37205
(House Number) (Street) (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 27 day of Sept, 1978

Sheridan Const Co

Gerald E Sheridan Pres

STATE OF TENNESSEE
Davidson County

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__

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Diane Dunnebacke, a Notary Public within and for the State and County aforesaid, personally appeared Gerald E. Sheridan and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the President and _____ respectively of the Sheridan Construction Company the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tenn. on this the 27 day of Sept., 1978

My commission expires 10-18-81

Diane Dunnebacke
Notary Public

WARRANTY DEED

FROM Sheridan Construction Co.

TO Mr. & Mrs. Francis J. McQuilken

E 91067

IDENTIF. REFERENCE

SEP 27 3 13 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.