113417-7

BOOK 5365 PAGE 879

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,600.00

Ann W. Thomason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November, 1978

Dorothy J. Hinchee
Notary Public

MY COMMISSION EXPIRES: My Comm. Exp. [illegible]
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann W. Thomason (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	116-8-G
Lot 177 Sugartree Estates (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Pan 177
Nashville, Tenn.. 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, FOX BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANN W. THOMASON

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 a certain building site (Lot) identified as No. 177, as shown on the Revised Plan of Sugartree, Phase 3, as of record in Book 5050, pages 67 thru 71, said Register's Office.

Said Lot No. 177 fronts 60.00 feet on the southeasterly side of Charleston Park and runs back 97.30 feet on the northeasterly line and 98.00 feet on the southwesterly line to a line in the rear which measures a total of 60.01 feet.

Being the same property conveyed to Fox Builders, Inc., by deed from Richard D. Bird, Trustee, with full power of record in Book 5275, page 337, Register's Office for Davidson County, Tennessee.

The premises herein insured 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 rights requirement that all owners fo 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, said Registers Office, and as further amended by instrument of record in Book 5152, page 401, said Register's Office, amending Article 8, Section 2, thereof.

unimproved ( )
This is improved ( ) property, known as Lot 177 Sugartree Estates Nashville 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 our hand s this 17th day of November, 1978

FOX BUILDERS, INC.

By: [signature]

STATE OF TENNESSEE
Davidson County

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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, Dorothy Murphree, a Notary Public within and for the State and County aforesaid, personally appeared Cecil Fox 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 Fox Builders, Inc. the within named bargainor, a corporation, and that (he) (they) as such President 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 Cecil Fox as such President, and attesting the same by the said President as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 17th day of November, 19 78

My commission expires My Commission Expires OCT. 17, 1982

Dorothy J. Murphree
Notary Public

NOTARY PUBLIC

113417-7

WARRANTY DEED

FROM
Fox Builders, Inc.

TO
Ann W. Thomason

F 0 1 0 5 5

IDENTIF. REFERENCE

Nov 20 3 15 PM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE 6TH FLOOR 211 CHURCH STREET NASHVILLE TENN 37219

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV20 78	CONV	90,000.00	} 140,600.00		
NOV20 78	CONV	90,000.00			
NOV20 78	CONV	10,600.00			
NOV20 78	S'TAX		B*	495.56	
NOV20 78	PR'FEE		B*	.50	
NOV20 78	W'DEED		B*	4.00	* 500.06