THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims (WBJ/js)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Clayton McWhorter	SAME	116-8H - 200
(NAME)	(NAME)	
F-66, 4500 Post Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of THIRTY-EIGHT THOUSAND ($38,000)----------
---------- *DOLLARS*,
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned,

BOOK 5559 PAGE 37

Carl H. Vereen, and wife,
Emasue A. Vereen,

have bargained and sold, and by these presents do transfer and convey unto the said R. Clayton McWhorter, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot No. 200 as shown and described on the Plan of Sugartree, Phase III, of record in Book 5050, pages 67 - 71, Register's Office of Davidson County, Tennessee, to which specific reference is made for a complete description of said property, together with an appurtenant and non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions, and Restrictions of record in Book 4857, page 157, R.O.D.C.T., as amended by the instruments referred to below.

Being the same property conveyed to Carl H. Vereen and wife, Emasue A. Vereen, by Deed from Richard D. Bird, Trustee, with full power, etc., of record in Book 5323, page 530, R.O.D.C.T.

This conveyance is expressly subject to the following:

1. A lien for 1980 real property taxes which have been prorated and are assumed by Grantee.
2. The conditions of the Plan of Sugartree, Phase III of record in Book 5050, pages 67 - 71 R.O.D.C.T., including certain minimum setback lines, easements, access limitations, building restrictions, maintenance covenants, and restrictions contained in the Owner's Certificate, all as amended by amendments of record in Book 5169, page 426; Book 5191, page 412; Book 5222, page 468; and Book 5238, page 93, Register's Office of Davidson County, Tennessee.

(continued on back)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 38,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of January, 1980

Notary Public

My commission expires: October 15, 1981

(Affix Seal)

3. All of the requirements, conditions, easements, assessments, liens, uses, building restrictions, limitations, repurchase and Lease options, burdens, and other undertakings, including the rights and interest of other site owners and condominium owners and the requirement that all owners of building sites and condominium units be members of Sugartree Homeowner's Association, Inc. and subject to the assessment for the payment of costs incident to the maintenance of the common areas and the administration of said Association, and providing for a lien to secure the payment thereof, all as provided and contained in the Declaration of Covenants, Conditions, and Restrictions for Sugartree of record in Book 4857, page 157, R.O.D.C.T. as amended by instruments of record in Book 4911, page 356; Book 4996, page 126; Book 5003, page 688; Book 5087, page 220; Book 5152, page 401; and Book 5514, page 138, Register's Office of Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Lot 200, Sugartree Tree, Phase III, Nashville, Tennessee
(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 R. Clayton McWhorter, his ..... *heirs and assigns, forever.*

And Grantors *do covenant with the said* R. Clayton McWhorter ..... *that* they are ..... *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except as set forth above.

And Grantors .....
do further covenant and bind themselves, their ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* R. Clayton McWhorter, his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 23 *day of* JANUARY, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Carl H. Vereen

Carl H. Vereen

Emasue A. Vereen

Emasue A. Vereen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William K. Berry, Jr., a Notary Public in and for said County and State, the within named CARL H. VEREEN

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

Witness my hand and official seal at NASHVILLE, Tennessee, this 28 day of January, 19 80.

William K. Berry, Jr., Notary Public.

Commission Expires October 18, 1981

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William K. Berry, Jr., a Notary Public in and for said County and State, the within named EMASUE A. VEREEN

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

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 28 day of January, 19 80.

William K. Berry, Jr., Notary Public.

Commission Expires 10-18-81

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

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

.....
Notary Public

Commission Expires.....

9001 01/24 111.30- CHECK

F 73605

IDENTIF. REFERENCE

BOOK 5559 PAGE 40

JAN 24 10 52 AM '80

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

CARL H. VEREEN, and wife,

EMASUE A. VEREEN

TO

R. CLAYTON McWHORTER

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298 2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

5559 PAGE 41

RECEIVED OF _____

FOR _____

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

38000.00- CO
98.80 CO TX
.50 PRFEE
12.00 WDEED
CHECK 111.30-
9001A01/24/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 73605

JAN 24 10 52 AM '80

No. 738456