This Instrument Prepared By:
Alexander, Hartzog, Harris & Silva
Attorneys at Law
Court Square
Franklin, Tennessee 37064

Map 116-8-F
Par 149 Ts

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Forty Four Thousand Nine Hundred ($44,900.00) Dollars, paid in cash, the receipt of which is hereby acknowledged,

We, THOMAS L. RITTER and wife, CHARLOTTE C. RITTER, have bargained and sold, and do hereby transfer and convey unto FOX BUILDERS, INC., a Tennessee Corporation, the following described tract or parcel of land:

Land in Davidson County, Tennessee, being Lot No. 149 on the Revised Plan of Sugartree, Phase III, of record in Book 5050, Page 68, Register's Office for said County, as amended in Book 5191, Page 412, said Register's Office, to which plan reference is here made for a more complete description, together with appurtenant interest in the common and limited common areas as shown on said plan and as set out in the declaration of covenants, conditions and restrictions applicable to Sugartree Phase III.

This conveyance is made subject to Declaration of covenants, conditions and restrictions of record in Book 4857, Page 157, as amended in Book 4874, Page 463; in Book 4911, Page 356, In Book 4996, Page 126; in Book 5003, Page 688; in Book 5087, Page 220; and in Book 5152, Page 401; Setback line, easements and other such limitations as shown on the Plan of record in Book 5050, Page 68; as amended with regard to floor areas and lot coverages in Book 5191, Page 412, said Register's Office; Easements for a 20-foot wide sewer line granted to Metropolitan Government of record in Book 5185, Page 684, and in Book 5387, Pages 829 and 844; said Register's Office.

As part of the consideration herein, Grantees agree to be bound by the terms and conditions of the Declaration of covenants, conditions and restrictions as set out above including, but not limited to, the payment of assessments.

BEING the same property conveyed to Thomas L. Ritter and wife, Charlotte C. Ritter, by deed from Estes-Taylor Company, a Tennessee corporation, of record in Book 5443, Page 543, Register's Office for Davidson County, Tennessee.

Buyer + Jay Billy
Jay Builders Inc
5825 Old Harding Road Nash Tenn

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging, to the said FOX BUILDERS, INC., their successors and assigns, forever.

WE, covenant with the said FOX BUILDERS, INC., that we are lawfully seized of said land, have a good right to convey it, and that it is unencumbered, except as stated above and for 1980 taxes which have been prorated.

WE, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said property to the said FOX BUILDERS, INC., their successors and assigns, against the lawful claims of all persons.

WITNESS our hands on this the 15th day of October, 1980.

G.I.5201

IDENTIF. REFERENCE.

Oct 30 10 17 AM '80

FELIX Z. WILSON JR REGISTER DAVIDSON COUNTY, TENN.

RUSH

Thomas L. Ritter

Charlotte C. Ritter

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Royce Ann Bode, a Notary Public in and for said County and State, the within named Thomas L. Ritter and wife, Charlotte C. Ritter, the bargainors, with whom I am personally acquainted, and acknowledged that they executed the annexed instrument for the purpose therein contained.

WITNESS my hand and official seal, at this office, this the 15th day of October, 1980.

ROYCE ANN BODE NOTARY PUBLIC LAKE CO. TENNESSEE

Royce Ann Bode
NOTARY PUBLIC

My Commission Expires:
~~My Commission Expires Feb. 3, 1981~~

The actual consideration for this transfer is Forty Four Thousand Nine Hundred ($44,900.00) Dollars.

Affiant

Sworn to and subscribed before me this the 15th day of October, 1980.

ROYCE ANN BODE NOTARY PUBLIC LAKE CO. STATE OF TENNESSEE

Royce Ann Bode
NOTARY PUBLIC

My Commission Expires:
My Commission Expires Feb. 3, 1981

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5671 PAGE 816

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

44900.00- CO
116.74 CO TX
.50 PRFEE
6.00 WDEED
CHECK 123.24-
1642A10/30/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I.5.20.I

IDENTIF. REFERENCE

OCT 30 10 17 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 789191