BOOK 5698 PAGE 516

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Fox Builders, Inc.

TO

Marvin T. Runyon, Jr. et ux

For draftsman's use

GOODLMAN, PRIDE & LE[illegible]
P. O. BOX 2707
NASHVILLE, TENN. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin T. Runyon, Jr. et ux (NAME)	Same (NAME)	Map 116-8-F
149 Prospect Hill (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 149
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	

RUSH

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JAN 8 4 01 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

G 2.4.7.0 4

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF January, 1981.

Notary Public

MY COMMISSION EXPIRES: 6-3-84

(AFFIX SEAL)

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, has~~have~~ bargained and sold, and by these presents does~~x~~ transfer and convey unto the said MARVIN T. RUNYON, JR. and wife, FRANCES E. RUNYON, 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 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

4003 01/08 126.50 CHECK

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.

Being the same property conveyed to Fox Builders, Inc. by deed from Thomas L. Ritter and wife, Charlotte C. Ritter, of record in Book 5671, page 814, Register's Office for Davidson County, Tennessee.

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.

This is unimproved (X) improved ( ) property, known as 149 Prospect Hill, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MARVIN T. RUNYON, JR. and wife, FRANCES E. RUNYON, their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Marvin T. Runyon, Jr. and wife, Frances E. Runyon, that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as hereinabove set forth, and taxes for the year 1981, subject to which this conveyance is executed.

And Fox Builders, Inc. does ~~do~~ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Marvin T. Runyon, Jr. and wife, Frances E. Runyon, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand ~~his~~ this 8th day of January, 19 81 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: Cecil F. Fox
Cecil F. Fox, President

Form No. WD3b

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____.

_____, 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, Annie G Smith, 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 him self as President

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of January, 1981.

Annie G Smith, Notary Public.

Commission expires _____.

ANNIE G. SMITH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5698 PAGE 519

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
			45000.00- CO	
			117.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	126.50-
4003A01/08/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 4 7 0 4

T
IDENTIF. REFERENCE

JAN 8 4 01 PM '81

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 801132