This Form furnished by Attorneys Title Company, Inc.

BOOK 5719 PAGE 616

Form No. WD-3

FROM

Ann W. Thomason et vir

TO

Howard C. Pomeroy et ux

For draftsman's use

[illegible]
SCHULMAN, PIERCE & LEROY
P. O. BOX 2207
NASHVILLE, TENN. 37213

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard C. Pomeroy et ux (NAME)	Fidelity Federal Savings & Loan Association (NAME)	Map 116-8-G
177 Charleston Park (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 177
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

MAR 11 9 27 AM '81

REGISTER DAVIDSON COUNTY, TENN.

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 239,500.00 Howard C Pomeroy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March 19 81

Notary Public

MY COMMISSION EXPIRES: 6-22-84

(AFFIX SEAL)

G 32626

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, including the assumption of the balance of an indebtedness to Fidelity Federal Savings & Loan Association of Nashville secured by deed of trust of record in Book 5365, page 881, Register's Office for Davidson County, Tennessee, which the Grantees herein assume and agree to pay,

We, ANN W. THOMASON and husband, WILLIAM O. THOMASON, have bargained and sold, and by these presents do transfer and convey unto the said HOWARD C. POMEROY and wife, EDNA S. POMEROY, 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 67-71, 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 on which it measures a total of 60.01 feet.

03/11 632.20- CHECK

4017

 Form No. WD3a

Being the same property conveyed to Ann W. Thomason by deed from Fox Builders, Inc. of record in Book 5365, page 879, Register's Office for Davidson County, Tennessee.

The premises conveyed hereby 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 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, said Register's Office, and as further amended by instrument of record in Book 5152, page 401, said Register's Office, amending Article 8, Section 2, thereof, and further amended by instrument of record in Book 5514, page 138, and Book 5691, page 61, Register's Office for Davidson County, Tennessee.

This conveyance is also made subject to all of the setback lines, easements and all other provisions as shown on the revised Plan of Sugartree, Phase 3, of record in Book 5050, pages 67-71, as amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 177 Charleston Park, 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 HOWARD C. POMEROY and wife, EDNA S. POMEROY, their heirs and assigns, forever.

And we do covenant with the said Howard C. Pomeroy and wife, Edna S. Pomeroy, 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., except as hereinabove set forth, and taxes for the year 1981, subject to which this conveyance is executed.

And we, Ann W. Thomason and husband, William O. Thomason, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Howard C. Pomeroy and wife, Edna S. Pomeroy, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 10th day of March, 1981, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ann W. Thomason

William O. Thomason

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 5719 PAGE 618

Personally appeared before me, Annie W. Smith, a Notary Public in and for said County and State, the within named Ann W. Thomason and husband, William O. Thomason,

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

Witness my hand and official seal at Nashville, Tennessee, this 12th day of March, 1981

Annie W. Smith, Notary Public

Commission Expires 6-2-81

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, ..., 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 .....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5719 PAGE 619

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
			239500.00- CO	
			622.70 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 632.20-	
4017A03/11/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G32626

IDENTIF. REFERENCE

MAR 11 9 27 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 810752