This Form furnished by Attorneys Title Company, Inc.

BOOK 5732 PAGE 571 Form No. WD-2

FROM

Sheridan Construction Co.

TO

William N. Dearborn, Trustee

For draftsman's use

Prepared by
John T. Rockford. Atty.
2200 ABBOTT-MARTIN RD.
NASHVILLE, TENN. 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William N. Dearborn, Trustee (NAME)	William N. Dearborn, Trustee (NAME)	116-8-F-126
St. 1200, One Commerce Pl. (STREET ADDRESS OR ROUTE NUMBER)	St. 1200, One Commerce Pl. (STREET ADDRESS)	7DA 74899
Nashville, Tn. 37239 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37239 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

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IDENTIF. REFERENCE

APR 14 1 39 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 42,500.00 John T. Rockford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April 19 80

Blythe A. Hilling
Notary Public

MY COMMISSION EXPIRES: Jan. 15, 1982

(AFFIX SEAL)

G.3.7.3.1.1

For and in Consideration of the sum of ($10.00)
Ten & 00/100---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

Sheridan Construction Co. have bargained and sold, and by these presents do transfer and convey unto the said William N. Dearborn his 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. 126, as shown on the Revised Plan of Sugartree, Phase 3, as 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 said County.

BEING the same property conveyed to Sheridan Construction Company, by deed from Richard D. Bird, Trustee, with full power, etc., of record in Book 5513, page 522, Register's Office for Davidson County, Tennessee

CHECK 120.00-
04/14
96

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

The Revised Plan of Sugartree, Phase #3, of record in Book 5050, pages 67 - 71, said Register's Office, shows certain minimum building setback lines, easements, access limitations; and also an Owner's Certificate, as follows: "We hereby certify that we are the owners of the property shown hereon as evidenced in Book 4831, page 823, (sic) R.O.D.C. Tenn., and adopt the plan of the property as shown hereon & dedicate all public utility, electric & telephone, water, drainage and Sanitary Sewer easements as shown hereon. This plan shall not be altered or changed until otherwise approved by the Metro Planning Commission. Easements for ingress & egress are reserved hereby upon all access easements, as shown hereon, or upon any approved revision hereof, for the benefit of the purchasers of building sites within the development, their invitees, lessees & other parties claiming by through or under them. The access easements shown hereon are reserved by the aforesaid owner and are not dedicated to the Public. Access easements are also dedicated as Sanitary Sewer & Water Easements".

The recorded plat also shows the following NOTES:

Replacement of Roadway, Parking Areas, etc., necessitated by maintenance of Public Water and/or Sewer lines will be at the expense of the Development or Association.

No portion of any building that is used as living quarters shall be constructed having its finished floor elevation less than Four (4) feet above the maximum flood of record or calculated. Basements not used for living purposes, carports or garages may be constructed having the finished floor elevation at or above the maximum flood of record or calculated. The first principal floor elevation of all other buildings shall be established at or above the elevation of the maximum flood of record or calculated.

By instrument of record in Book 5710, page 678, said Register's Office, the 40 foot minimum rear yard building setback line was amended to 30 feet.

The revised Plan of record in Book 5050, pages 67 - 71, said Register's Office, 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, by deletion and replacing a new table of floor areas and lot coverages.

BOOK 5732 PAGE 573

WD-2

unimproved (X)
This is improved ( ) property, known as _____
(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 William N. Dearborn his heirs and assigns, forever.

And it does covenant with the said William N. Dearborn 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. See Attached

And Sheridan Construction Co. do further covenant and bind itself its successors and representatives, to warrant and forever defend the title to the said land to the said William N. Dearborn his heirs and assigns against the lawful claims of all persons whomsoever.

Witness its hand this 10th day of April, 1981

Sheridan Construction Co.
By: Gerald E. Sheridan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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 TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Blythe A. Gilley, a Notary Public of the State and County aforesaid, personally appeared Gerald E. Sheridan, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Sheridan Construction Co., 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 himself as President.

Witness my hand and seal, at office in Nashville, Tn, this 10th day of April, 1981

Blythe A. Gilley Notary Public

Commission expires Jan 15, 1983

NOTARY PUBLIC

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5732 PAGE 574

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
			42500.00-	CO
			110.50	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	120.00-
0096A04/14/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.3.7.3 1.1

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IDENTIF. REFERENCE

APR 14 1 39 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 816596