BOOK 5742 PAGE 787

FORM NO. WD-1

Prepared by:

John T. Rochford
2200 Abbott Martin Rd.
Nashville, Tn. 37215

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000

Herbert Barksdale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May 1981.

Blythe a. Gilley
Notary Public

MY COMMISSION EXPIRES: Jan 15, 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert Barksdale	Herbert Barksdale	116-8F-123
(NAME)	(NAME)	
123 Prospect Hill	123 Prospect Hill	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37205	Nashville, Tn. 37205	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John T. Rochford et. ux. Carol C. Rochford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herbert D. Barksdale et. ux Mary Dona Barksdale

HEREINAFTER CALLED THE GRANTEES, 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. 123, 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 John T. Rochford et ux Carol C. Rochford by deed from Gary L. Price et ux Pamela J. Price, of record in book 5705 page 873, Register's office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as 123 Prospect Hill Nashville, Tn. 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness their hand s this 4th day of May, 1981

John T. Rochford

Carol C. Rochford

35/08 142.50 CHECK

4615

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Blythe A. Gillig, a Notary Public in and for said County and State, the within named John T. Rochford et. ux. Carol C. Rochford

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 4th day of May 1981

Commission expires Jan. 15, 1983

Blythe A. Gillig
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

G 4 0 9 7 1

IDENTIF. REFERENCE

MAY 8 9 43 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: BOOK 5742 PAGE 789

1. 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.

2. 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".
(SEE ATTACHED COPY OF BUILDING SITE)

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.

3. 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.

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(147) (146) (145) (144) (119) (120) (118) (121) (117) (122) (116) (123) (124)

PUBLIC UTILITY ESM'T.

83.53' S08°44'28"W 233.53' 70.00'

MINIMUM SETBACK LINE

PROSPECT HILL

ACCESS & PUBLIC UTIL. ESM'T.

25' PUBLIC UTIL. & DRAIN. ESM'T.

10' DRAIN. ESM'T.

BUILDING

OPEN SPACE

N08°44'28"E 191.81'

N05°13'32"E 269.00'

E

VERS OF THE
BK 3831 PAGE 823
RTY AS SHOWN
ECTRIC & TELEPHONE,
MENTS AS SHOWN
OR CHANGED UNTIL
NG COMMISSION
SERVED HEREBY
EON, OR UPON ANY
T OF THE PUR-
DEVELOPMENT
IES CLAIMING
EASEMENTS

ENGINEER'S OR SURVEYOR'S CERTIFIC.

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS C.
& THAT APPROVED MONUMENTS SHOWN THUS —■— HAVE
PLACED AS INDICATED ALL SIDE LOT LINES ARE AT R
ANGLES OR RADIAL TO H STREET, UNLESS OTHERW.
NOTED.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5742 PAGE 791

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
			50000.00-	CO
			130.00	CO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	142.50-
4615A05/08/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G4.0971

IDENTIF. REFERENCE

MAY 8 9 43 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 820942