BOOK 5896 PAGE 913

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM
MICHAEL FOX CONSTRUCTION CO., INC.

TO
TERRY R. ALLEN, ET UX

For draftsman's use

This instrument prepared by:
SCHULMAN, [illegible] & BENNETT, P. C.
P. O. BOX 2707
NASHVILLE, TENN. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TERRY R. ALLEN, ET UX (NAME)	Same (NAME)	116-8F
134 Prospect Hill (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	134
Nashville Tn. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

3950 75 IDENTIFICATION REFERENCE

JUN 11 8 51 AM '82

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 289,100.00 [signature] Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF June, 1982

[signature] Notary Public

MY COMMISSION EXPIRES: 4-21-85

(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,

MICHAEL FOX CONSTRUCTION COMPANY, INC.

have bargained and sold, and by these presents do transfer and convey unto the said

TERRY R. ALLEN and wife, SUZANNE ALLEN, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain building site being Lot No. 134, as shown on the Plan of Sugartree, Phase III, which is of record in Book 5050, pages 67-71, Register's Office for Davidson County, Tennessee, to which specific reference is here made and together with an appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions referred to hereinbelow.

CHECK 05/11 764.16 151

Form No. WD3a

Being the same property conveyed to Michael Fox Construction Company, Inc. by deed from Samuel J. Simon and wife, Sally W. Simon, of record in Book 5765, page 76, Register's Office for Davidson County, Tennessee

The premises herein 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 Associations, 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 instrumen 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 is made applicable to Sugartree, Phase No. 3, by instrument of record in Book 5087, page 220, Register's Office Davidson County, Tennessee, which latter said instrument also amended Article 1, 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, said Register's Office amending Article 8, Section 2 thereof, and as further amended in Book 5514, page 138, Register's Office for said County.

The revised Plan of Sugartree, Phase No. 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 herein as evidenced in Book 4831, page 823, said Register's Office, and adopt the plan of the property as shown hereon and dedicate all public utility, electrical and Telephone, water drainage and sanitary sewer - (Continued)

unimproved ( )
This is improved ( ) property, known as 134 Prospect Hill, Nashville, Tennessee
(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 TERRY R. ALLEN and wife, SUZANNE ALLEN, their heirs and assigns, forever.

And it do covenant with the said TERRY R. ALLEN and wife, SUZANNE ALLEN, 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 property taxes for the year 1982 which are a lien but not yet due and payable and which the grantees herein agree to assume

And MICHAEL FOX CONSTRUCTION COMPANY, INC. do further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said TERRY R. ALLEN and wife, SUZANNE ALLEN, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 10th day of June, 1982, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MICHAEL FOX CONSTRUCTION COMPANY, INC.

BY: Michael Fox
MICHAEL FOX, PRESIDENT

easements as shown herein. This plan shall not be altered or changed until otherwise approved by the Metro Planning Commission. Easements for ingress and egress are reserved by the Metro Planning Commission. Easements for ingress and 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 and 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 and water easements. The recorded plan 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 building shall be established at or above the elevation of the maximum flood of record of calculated.

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

The amendment and Change of Minimum Building Setback Line Applicable to Lot No. 134 on the Plan of Sugartree Phase III (Revised) of record in Book 5758, page 733, said Register's Office.

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

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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, Arnie H Smith, a Notary Public of the State and County aforesaid, personally appeared MICHAEL FOX, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the MICHAEL FOX CONSTRUCTION COMPANY, 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, this 10th day of June, 1982

Arnie H Smith, Notary Public.

Commission expires 4-25-85

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5896 PAGE 917

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
			289100.00- CO	
			751.66 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 764.16-	
			1921A06/11/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69507 5

IDENTIF. REFERENCE

JUN 11 8 51 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 885693