BOOK 5936 PAGE 722

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM
Michael Fox Construction Co., Inc.

TO
George Smith, et ux

For draftsman's use

This instrument prepared by:
SCHULMAN, LE ROY & BENNETT, P.C.
P. O. BOX 2707
NASHVILLE, TENN. 37219

mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Smith (NAME)	Same (NAME)	116-8-F
129 Prospect Hill (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	129
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA-74902

(FOR REGISTER'S USE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$276,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September 1982.
B. Edwards
Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$276,000.00
Jane Ann Smith
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 19____.
_____
Notary Public
MY COMMISSION EXPIRES: _____
(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 consideration, the receipt of which is hereby acknowledged,

H 0 8 2 2 5

IDENTIF. REFERENCE

SEP 13 4 12 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Michael Fox Construction Company, Inc.

has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said George Smith and wife, Jane Ann Smith,

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. 129, as shown on the Revised Plan of Sugartree, Phase III, which is 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, 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 herein.

Being the same property conveyed to Michael Fox Construction Company, Inc. by deed from William H. Harmon and Third National Bank, Co-Trustees of record in Book 5825, page 525, Register's Office for Davidson County, Tennessee.

Form No. WD3a

BOOK 5936 PAGE 723

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 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.

This is ( ) unimproved (X) improved property, known as 129 Prospect Hill (House Number) (Street) Nashville, TN 37205 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 George Smith and wife, Jane Ann Smith their heirs and assigns, forever.

And it does ~~do~~ covenant with the said George Smith and wife, Jane Ann Smith 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 set forth herein, and taxes for the year 1982, which are a lien, but not yet due and payable and which the Grantees agree to assume and pay.

And Michael Fox Construction Company, Inc. does ~~do~~ further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said George Smith and wife, Jane Ann Smith, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 10th day of September, 19 82, 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 C. Fox

Michael Fox, President

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 5936 PAGE 724

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, Sandra L. Bennett, 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 September, 19 82.

Sandra L. Bennett, Notary Public

Commission expires 4/22/86.

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

RECEIVED OF _____ BOOK 5936 PAGE 725

FOR _____

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
			276000.00- CO	
			717.60 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 727.10-	
			8519A09/13/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 8 2 2 5

T
IDENTIF. REFERENCE

SEP 13 4 12 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 924704