This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White
26th Floor, First American Center
Nashville, Tennessee 37238

BOOK 5947 PAGE 815

H 12024

IDENTIF. REFERENCE

OCT 8 11 47 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $288,000.00.

Affiant

Subscribed and sworn to before me this 8th day of October, 1982.

Notary Public

My commission expires: July 24, 1984

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
J. Frank Swygert and wife, Jettie P. Swygert 106 Adams Park Nashville, Tennessee 37205	J. Frank Swygert and wife, Jettie P. Swygert 106 Adams Park Nashville, Tennessee 37205	Map 116-8E Parcel 106

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, OUIMET CORPORATION, a Delaware corporation, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto J. FRANK SWYGERT and wife, JETTIE P. SWYGERT, hereinafter called the "Grantee", their heirs, successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 106 on the Revised Plan of Sugartree, Phase 3, as of record in Book 5050, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ouimet Corporation, a Delaware corporation, by deed from Gary W. Fox and wife, Elizabeth B. Fox, of record in Book 5785, Page 978, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 1982 real estate taxes which have been prorated between the parties and are assumed by the Grantee.

2. Conditions of Owner's Certificate, certain minimum building setback lines, easements and access limitations, as shown on the Plan of record in Book 4675, Page 141, Register's Office for Davidson County, Tennessee. Said plat shows the following notations:

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.

10/08 755.30- CHECK

3293

3. If improvements are completed after January 1 of any year, the law requires supplemental assessments for the year in which improvements are completed as defined by statute.

4. The premises herein is a building site restricted by all the requirements, conditions, easements, assessments, liens, 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 but not limited to the rights of the developer to designate certain exclusive agents who shall have the sole right to serve as sale agents for the sale and re-sale of sites and residences; and also including the requirement that all owners of buildng sites and condominium units be members of Sugartree Homeowners Association, Inc. and subject to assessments for the payment of costs incident to the maintenance of the common areas and administration of the Associations, and providing 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; Book 4996, Page 126; Book 5003, Page 688; Book 5087, Page 220; Book 5152, Page 401; and Book 5514, Page 138, Register's Office for Davidson County, Tennessee.

All of which were made applicable to Sugartree, Phase II, by instrument of record in Book 4874, Page 43; to Sugartree, Phase III, by instrument of record in Book 5087, Page 220; to Sugartree, Phase IV, of record in Book 5152, Page 401, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 106 Adams Park, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns forever.

And the undersigned does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

And the undersigned does further covenant and bind its representatives to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this the 28 day of September, 1982.

OUIMET CORPORATION

By: Emil P. Ouimet

Its: Treas

STATE OF MASSACHUSETTS)
COUNTY OF PLYMOUTH)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, Emile A. Ouimet, with whom I am personally acquainted, who acknowledged himself to be the Treasurer of Ouimet Corporation, the within bargainor, and who acknowledged the he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Ouimet Corporation by himself as such Emile A. Ouimet

WITNESS my hand and official seal this the 28 day of September, 1982.

Ralph J. Morrill
NOTARY PUBLIC

My commission expires: May 6, 1988

RALPH J. MORRILL NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS U.S.A.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5947 PAGE 817

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H I 2 0 2 4

IDENTIF. REFERENCE

Oct 8 11 47 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 904005