L#555,846-... RETURN TO
METROPOLITAN FEDERAL

B04/12

BOOK 5988 PAGE 276

[Address New Owner:	]Send Tax Bills to:	]Map-Parcel Numbers]
[N. Eric Wooten III	]Metropolitan Federal]	]
[126 Prospect Hill	]230 4th Ave., N.]	Map 116 8-F]
[Unit 126, Sugartree	]Nashville, TN 37219]	Parcel 126]
[Nashville, TN 37205	]	]
[	]	]
[	]	]
[This instrument prepared by: Boult, Cummings, Conners & Berry,		]
[21st Floor, First American Center, Nashville, TN 37238		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Anne H. Webber (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said N. Eric Wooten III (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Subject to the liens for any unpaid assessments and/or special assessments.

3. 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 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 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, Register's Office for Davidson County, Tennessee, amending Article 8, Section 2 thereof.

4. All matters shown on the Revised Plan of Sugartree, Phase #3, 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, said Register's Office.

5. 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.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant, N. Eric Wooten III

[Subscribed and sworn to before me this 4th day of January, 1983.

Notary Public
My commission Expires: 10-19-86

This is improved property, known as 126 Prospect Hill, Unit 126, Sugartree, 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, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor 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 hereinabove.

And Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Fred R. Webber, Jr., spouse of Grantor, joins herein for the purpose of conveying any and all right, title and interest he may have in the Property by virtue of the marital relationship.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 4th day of January, 1983, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Anne H. Webber
ANNE H. WEBBER

Fred R. Webber, Jr.
FRED R. WEBBER, JR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Darlene T. Marsh, a Notary Public in and for said County and State, the within named Anne H. Webber and Fred R. Webber, Jr., 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 January, 1982.

Darlene T. Marsh
Notary Public

My Commission Expires: 10-19-86

DARLENE T. MARSH NOTARY PUBLIC STATE OF TENNESSEE

OFFICIAL RECEIPT

EXHIBIT "A"

BOOK 5988 PAGE 279

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 through 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.

Being the same property conveyed to Anne H. Webber by deed from William N. Dearborn, Trustee, of record in Book 5874, page 606, Register's Office for Davidson County, Tennessee.

H 2 4 3 5 1

IDENTIF. REFERENCE

JAN 4 4 09 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 5985 PAGE 280

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
			[illegible]	
			[illegible] TX	
			.50 PRFEE	
			[illegible]	
			CHECK 73[illegible]	
5[illegible]01/04/83	BAL		.01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 4 3 5 1

IDENTIF. REFERENCE

JAN 4 4 09 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 919201