This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM
Ben R. Murphy

TO
David D. Dortch and wife
Ruth W. Dortch

For draftsman's use

Frank Grace, Jr.
WILLIS & KNIGHT
215 Second Avenue, North
Nashville, TN 37201

BOOK 6228 PAGE 792

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David D. Dortch and wife Ruth W. Dortch (NAME)	(NAME)	
89 Valley Forge (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	116-8-D/88
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

I 0 2 3 6 2

IDENTIF. REFERENCE

FEB 9 11 00 AM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 135,000.00 Jan Cooley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF Feb., 1984.

W. W. Williams
Notary Public

~~MY COMMISSION EXPIRES~~: May 1987
(~~AFFIX SEAL~~)

For and in Consideration of the sum of One Hundred Thirty-Five Thousand and no/100 ($135,000.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged.

Ben R. Murphy has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said David D. Dortch and wife Ruth W. Dortch 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 Lot No. 88, 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 Ben R. Murphy by deed from Jack H. Dalton of record in Book 5700, page 815, Register's Office for Davidson County, Tennessee.

02/09 363.50- CHECK

2123

This conveyance is made subject to the following:

The premises to be 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.

The Revised Plan of Sugartree, Phase #3, of record in Book 5050, pages 67 - 71, said Register's Office, shows certain minimum buiing 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".

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.

"No street existing or dedicated and unopened in the City of Belle Meade shall be connected to or opened into any street, roadway or alley in the development of Sugartree."

"Rear Yard Minimum setback to be 60' for a one-story building in Belle Meade."

"Sewer & Water Service to be provided for each lot within Belle Meade City Limits by the Metro Gov. of Nashville & Davidson County, Tenn."

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.

Form No. WD3a

BOOK 6228 PAGE 794

Grantor's wife, Carol T. Murphy, joins in the execution of this deed for the purpose of conveying all of her right, title and interest, if any, in the property conveyed.

This is unimproved (X) improved ( ) property, known as 88 Valley Forge, Nashville, Tennessee 37205
(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 Ben R. Murphy his heirs and assigns, forever.

And he does covenant with the said David D. Dortch and wife Ruth W. Dortch that he 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 otherwise set forth herein.

And Ben R. Murphy does further covenant and bind his heirs and representatives, to warrant and forever defend the title to the said land to the said David D. Dortch and wife Ruth W. Dortch heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 23rd day of January, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ben R. Murphy
BEN R. MURPHY

Carol T. Murphy
CAROL T. MURPHY

OFFICIAL RECEIPT

Form No. WD3b

BOOK 6228 PAGE 795

TEXAS
STATE OF ~~TENNESSEE~~
~~Davidson County~~
COUNTY OF Dallas

Personally appeared before me, Peggy Pruett, a Notary Public in and for said County and State, the within named Ben R. Murphy and wife Carol T. Murphy

the bargainor S, 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 Dallas, ~~Tennessee~~ Texas, this 23rd day of January, 1984.

Peggy Pruett, Notary Public

Commission Expires January 31, 1985

NOTARY PUBLIC DALLAS, TEXAS

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, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of, 19.

, Notary Public.

Commission expires .

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6228 PAGE 796

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

135000.00- CAMT.
351.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 363.50-
2123A02/09/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10236 2

IDENTIF. REFERENCE

FEB 9 11 01 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 12366