FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00

Sandra M. Jacques
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF MAY 1984

Herbert R. Rich
Notary Public

MY COMMISSION EXPIRES: 7/27/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Herbert R. Rich, Attorney at Law; 213 - 3rd Ave. N., Nashville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Jacques (NAME)	SAME (NAME)	Map 116-8
118 Prospect Hill (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. F118
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mayora R. Ross and husband, Alan T. Ross

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra M. Jacques,

HEREINAFTER CALLED THE GRANTEES, her ~~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 No. 118 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 Mayora R. Ross by deed from Fox Builders, Inc., a Tennessee corporation, of record in Book 5312, page 85, Register's Office for Davidson County, Tennessee.
THIS conveyance is made subject to the Declaration of Covenants, Conditions and Restrictions 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, as made applicable to Sugartree, Phase #3, by instrument of record in Book 5087, page 220, said Register's Office, as further amended by instrument of record in Book 5152, page 401 said Register's Office, and as further amended by instruments of record in Book 5514, page 138, and Book 5691, page 61, said Register's Office; and certain minimum building setback lines, easements, access limitations and Owner's Certificate, as shown on plan 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, said Register's Office.
The 1984 taxes has been prorated of even date herewith and assumed by grantee.

unimproved ( )
This is improved (X) property, known as 118 Prospect Hill, Nashville, TN
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 29 Th day of May, 19 84

Mayora R Ross

Alan T. Ross

05/29 15:55 CHECK

118

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, HERBERT R. RICH, a Notary Public in and for said County and State, the within named Mayora R. Ross and husband, Alan T. Ross

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 1984.

Herbert R. Rich Notary Public

Commission Expires 7/27/86

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

I 2 5 0 2 1

FROM

MAYORA R. ROSS, ET VIR

TO

SANDRA M. JACQUES

IDENTIF. REFERENCE

May 29 3 09 PM '84

REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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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
			265000.00- CAMT.	
			669.00 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	695.50-
			011BA05/29/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 5 0 2 1

IDENTIF. REFERENCE

MAY 29 3 09 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0039545