BOOK 6571 PAGE 844

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM
ELIZABETH H. EDWARDS, JR.
(formerly Elizabeth H. Pride)

TO
LENORE W. TAYLOR

For draftsman's use
This Instrument Prepared By:

SCHULMAN, LEROY & BENNETT, P.C.
501 Union Building, Suite 701
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lenore W. Taylor (NAME)	S A M E (NAME)	116-8-F144
144 Prospect Hill (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

J 0 9 5 6 8

IDENTIF. T. REFERENCE

JUN 3 12 29 PM '85

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 250,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 DAY OF June 19 85

Notary Public

MY COMMISSION EXPIRES: 4-1-88

(AFFIX SEAL)

For and in Consideration of the sum of Ten and 00/100 ($10.00) ---------- DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged by Grantor.

The Revised Plan of Sugartree, Phase #3, of record in Book 5050, Pages 67 - 71, Register's Office for Davidson County, Tennessee, shows certain minimum building 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, Register's Office for Davidson County, Tennessee, 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."

Wallace Edwards, Jr., husband of Elizabeth H. Edwards, Jr., joins in the execution of this instrument for the express purpose of conveying and releasing any rights which he might have by reason of his marital status.

This conveyance is also made subject to 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, by deletion and replacing a new table of floor areas and lot coverages; by instrument of record in Book 5450, Page 58, the minimum building setback lines are amended, all of record in the Register's Office for Davidson County, Tennessee.

Elizabeth H. Edwards, Jr.

has ~~have~~ **bargained and sold, and by these presents do transfer and convey unto the said**

Lenore W. Taylor,

his **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. 144, 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 Davidson County, Tennessee.

Form No. WD3a

BEING the same property conveyed to Elizabeth H. Pride, by deed from Sheridan Construction Company of record in Book 5466, Page 462, Register's Office for Davidson County, Tennessee. The said Elizabeth H. Pride, now being Elizabeth H. Pride Edwards, Jr.

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.

The recorded plat of the subject property calls for the following restrictions: 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.

This is unimproved ( ) improved (XX) property, known as 144 Prospect Hill, Nashville, TN 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 Lenore W. Taylor, his heirs and assigns, forever.

And I do covenant with the said Lenore W. Taylor that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as hereinabove set forth, and taxes for the year 1985, which are a lien but not yet due and payable, and which Grantee herein agrees to assume and pay.

And Elizabeth H. Edwards, Jr. does (~~do~~) further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Lenore W. Taylor his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 3rd day of June, 19 85, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Elizabeth H. Edwards, Jr.
Elizabeth H. Edwards, Jr.

Wallace Edwards, Jr.
Wallace Edwards, Jr.

Form No. WD3b

BOOK 6571 PAGE 846

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Annie H. Smith, a Notary Public in and for said County and State, the within named Elizabeth H. Edwards, Jr. and Wallace Edwards

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 3rd day of June, 19 85.

Annie H. Smith Notary Public

Commission Expires 5-13-89

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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, (or proved to me on the basis of satisfactory evidence) 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 TENNESSEE
COUNTY OF DAVIDSON

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 _____

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

RECEIVED OF _____

FOR _____

BOOK 6571 PAGE 847

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

250000.00- CAMT.
650.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 659.50-
3826A06/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0956.8

IDENTIF. T REFERENCE

JUN 3 12 26 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 140365