ADDRESS NEW OWNER AS FOLLOWS:
T. Wayne Williams et ux
56 Revere Park
Nashville, Tennessee 37205

THIS INSTRUMENT PREPARED BY:
Herbert R. Rich
Attorney at Law
213 Third Avenue, North
Nashville, Tennessee 37201

SEND TAX BILLS TO:
T. Wayne Williams
56 Revere Park
Nashville, Tennessee 37205

MAP - PARCEL NUMBER:
116-8-C-56
7DA-74453

BOOK 5838 PAGE 30

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF the sum of two hundred thirty-nine thousand and no one-hundredths Dollars ($239,000.00) cash in hand paid to MINNETTE SHEPARD and husband, ALFRED SHEPARD, (hereinafter referred to as "Grantors") the receipt and sufficiency of which are hereby acknowledged, by T. WAYNE WILLIAMS and wife, EVELYN WILLIAMS, (hereinafter referred to as "Grantees") Grantors have granted, bargained, sold, and conveyed, and do hereby grant, bargain, sell, and convey unto the said Grantees, theirs heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 56 on the Revised Plan of Sugartree, Phase 2 as of record in Book 4860, Pages 79 and 80, as amended by instruments of record in Book 5005, Page 144; Book 5010, Page 117; Book 5015, Page 550; Book 5084, Page 960; Book 5121, Page 89; Book 5122, Page 326; Book 5169, Page 426; Book 5191, Page 412; Book 5222, Page 468; and Book 5238, Page 93, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to Minnette Shepard by deed from William H. Lassiter, Jr., Trustee, of record in Book 5423, Page 9, Register's Office for Davidson County, Tennessee.

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

AND the Grantors do hereby covenant with the Grantees, their heirs and assigns, that they are lawfully seized in fee simple; have full power, authority, and right to convey the same; and that said premises are unencumbered except: (a) 1985

property taxes, which have been prorated and assumed by Grantees; (b) the premises hereby conveyed, being a building site, is restricted by all the requirements, conditions, easements, assessments, liens, uses, building restrictions, limitation, 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 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, 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, and further amended by instrument of record in Book 5087, Page 220, and Book 5152, Page 401, Register's Office for Davidson County, Tennessee, reference to said instruments is here made, all as made applicable to Sugartree Phase #2, by instrument of record in Book 4874, page 463, Register's Office for Davidson County, Tennessee, and also amended by instrument in Book 5514, Page 138, and book 5691, Page 61, Register's Office for Davidson County, Tennessee.; and (c) the provisions of the Revised Plan of Sugartree, Phase Two, of record in Book 4860, Pages 79 and 80, said Register's Office, as amended by instruments of record in Book 5005, Page 144; Book 5010, Page 177; Book 5015, Page 550; Book 5072, Page 165; Book 5084, Page 960; Book 5121, Page 89; Book 5191, Page 412; Book 5169, Page 426; and Book 5222, Page 468, Register's Office for Davidson County, Tennessee, and Book 5238, Page 93, said Register's Office, by deletion and replacing a new table of floor areas and lot coverages. Grantors do further covenant and bind themselves, their heirs and assigns, 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.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands this 23rd day of August, 1985.

Minnette Shepard
MINNETTE SHEPARD

Alfred Shepard
ALFRED SHEPARD

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is two hundred thirty-nine thousand Dollars ($239,000.00).

Minnette Shepard
AFFIANT

Subscribed and sworn to before me, this the 23rd day of August, 1985.

Rollie L. Woodall
NOTARY PUBLIC

My Commission Expires: July 25, 1989.

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, Rollie L. Woodall, a Notary Public of said County and State, MINNETTE SHEPPARD and husband, ALFRED SHEPARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 23rd day of August, 1985.

Rollie L. Woodall
NOTARY PUBLIC

My Commission Expires: July 25, 1989.

3108 IDENTIFICATION REFERENCE
AUG 23 3 25 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN
RUSH

OFFICIAL RECEIPT

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

BOOK 6638 PAGE 33

RECEIVED OF _____

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

239000.00- CAMT
621.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 630.90-
0489A08/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31080

IDENTIFICATION REFERENCE

AUG 23 3 25 PM '85

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 166381