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BGRE00117 2/10/86

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (WWB)
2700 First American Center
Nashville, Tennessee 37238

BOX 18

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Gary T. Moore, and wife Virginia B. Moore 191 Moultrie Park Nashville, Tennessee 37219	Same	116-8 H-191

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Barbara J. Kuhn ("Grantor"), an unmarried woman, has bargained and sold, and by these presents does transfer and convey unto Gary T. Moore, and wife Virginia B. Moore ("Grantee"), their heirs and assigns, that certain real property in Davidson County, State of Tennessee, described as follows:

A certain building site with the improvements thereon, being Lot No. 191 as shown on the Plan of Sugartree, Phase III, which is of record in Book 5050, pages 67-71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Barbara J. Kuhn by deed from Paul Kent Bramlett and wife Shirley W. Bramlett of record in Book 6036, page 252, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the following exceptions:

1. Taxes for the year 1986 which have been prorated and assumed by Grantee.

2. Trunk Sanitary Sewer Easement conveyed by deed from Woodmont Country Club, a Tennessee Corp., to City of Nashville, dated April 30, 1962, of record in Book 3400, page 63, Register's Office.

3. All of 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 providing for a lien security for the payment thereof, as 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, 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. 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.

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; including 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, (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".

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, their heirs and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as set forth above.

Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to the said real property to Grantee, their heirs and assigns against the lawful claims of all persons.

Whenever 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 Grantor's hand this 11 day of February, 1986.

Barbara J. Kuhn

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Barbara J. Kuhn, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of February, 1986.

Rebecca A. Gibbs
Notary Public

My Commission Expires:
My Commission Expires July 9, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $230,000.00.

Gary Moore
Affiant

Sworn to and subscribed before me this 11th day of February, 1986.

Rebecca A. Gibbs
Notary Public

My Commission Expires:
My Commission Expires July 9, 1989

7.54 3.4

IDENTIFICATION REFERENCE

FEB 11 1 03 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

230[illegible].00- CONT.
696.60 CSTAX
.50 PRFEE
5.00 MDEED
CHECK 697.60-
3863A02/11/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7543.4

IDENTIFICATION REFERENCE

FEB 11 1 24 PM '86

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 218443