Box 18

CDBBK00479 6-24-86

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

GENERAL WARRANTY DEED BOOK 6901 PAGE 581

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Doctor R. Crants, and wife Shirley J. Crants 89 Valley Forge Nashville, TN 37205	Same	116-08-089-01

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, the receipt of which is hereby acknowledged, Howard I. Levy, unmarried ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Doctor R. Crants and wife Shirley J. Crants ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 89 as shown on the Plan of Sugartree Phase III, of record in Book 4860, page 117-121, as amended in Book 5162, page 632, and also shown on the Revised Plan of Sugartree, Phase III, Book 5050, page 67-71, Register's Office for Davidson County, Tennessee, to which specific reference is here made and together with appertenant, non-exclusive interest in the common and limited common areas as shown on said plan and as provided in the Declaration of Covenants, Conditions and Restrictions, and as amended.

Being the same property conveyed to Grantor by deed from David D. Dortch and wife Ruth W. Dortch of record Book 6663, page 603, said Register's Office.

This is improved property known as 89 Valley Forge, Nashville, Tennessee 37205.

Said property is conveyed subject to the following matters listed on the attached Exhibit "A".

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS my hand this 27th day of June 1986.

Howard I. Levy

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 27th day of June, 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 conveyed (whichever is greater) is $730,000.00.

Affiant

Sworn to and subscribed before me this 27th day of June, 1986.

Rebecca A. Gibbs
Notary Public

My Commission Expires:
7/9/89

Exhibit "A"

1. All taxes for the year 1986, a lien but not yet due and payable.

2. The premises herein 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. 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.

3. The Revised Plan of Sugartree, Phase #3, of record in Book 5050, pages 67 - 71, said Register's Office, 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, (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.

4. 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.

5. Easements of record in Book 3400, page 63, Book 4005, page 367, Book 3938, page 122, and Book 5387, page 844, said Register's Office.

15259

IDENTIFICATION REFERENCE

JUN 27 1 28 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 _____

BOOK 6901 PAGE 584

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

730[illegible].00- CASH
1890.00 CHECK
.50 PRFEE
9.00 MOTX
CHECK 1317.50-
1103A06/27/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1525 9.

IDENTIFICATION REFERENCE

JUN 27 | 28 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 264559