BOOK 6937 PAGE 167

5597

WARRANTY DEED

FILE BOX

FROM: Francis J. McQuilkin and wife, Catherine McQuilkin, Grantors

TO: Joyce Ann Schulman, Grantee

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

133 Prospect Hill,
Sugartree
Nashville, TN 37205

Send Tax Bills To:

Mortgage Trust Co.
2401 Hillsboro Rd.
Suite 100,
Nashville, Tenn. 37212

Map-Parcel Numbers

116-8F-133

Field Book Numbers

7DA-74910

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Chatham

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Ninety Thousand Dollars ($290,000.00).

Francis J. McQuilkin
Affiant

SUBSCRIBED AND SWORN TO before me, this the 28th day of July, 1986.

Margaret M. Exley
Notary Public

My Commission Expires: Notary Public, Georgia, State at Large My Commission Expires Aug. 31, 1987

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Francis J. McQuilkin and wife, Catherine McQuilkin, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Joyce Ann Schulman, Grantee, her heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This is improved property, known as 133 Prospect Hill, Sugartree, Nashville, Tennessee 37205.

The premises are unencumbered except as set forth on Exhibit B attached hereto.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
AUG 1 2 08 PM '86

IDENTIFICATION REFERENCE

27440

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors, and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it; and the same is unencumbered and unrestricted except as to those matters set forth on Exhibit B to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B to which this conveyance is expressly made subject.

Witness our hands this 28th day of July, 1986.

Francis J. McQuilkin
FRANCIS J. McQUILKIN

Catherine McQuilkin
CATHERINE McQUILKIN

STATE OF Georgia)
COUNTY OF Chatham)

Personally appeared before me, Margaret M. Exley, a Notary Public of said County and State, FRANCIS J. McQUILKIN, 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 28th day of July, 1986.

Margaret M. Exley
Notary Public
Notary Public, Georgia, State at Large
My Commission Expires Aug. 31, 1987

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Ninety Thousand Dollars ($290,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 31st day of July, 1986.

Notary Public

My Commission Expires:
1-10-89

STATE OF Georgia)
COUNTY OF Chatham)

Personally appeared before me, Margaret M. Exley, a Notary Public of said County and State, CATHERINE McQUILKIN, 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 28th day of July, 1986.

MARGARET M. EXLEY NOTARY PUBLIC GEORGIA STATE

Margaret M. Exley
Notary Public
Notary Public, Georgia, State at Large
My Commission Expires Aug. 31, 1987

My Commission Expires: _____

2389W/7-16-86

DESCRIPTION

A certain building site being Lot No. 133, as shown on the Plan of Sugartree, Phase III, which is of record in Book 5050, pages 67-71, as amended in Book 5169, page 426, Book 5191, page 412, Book 5822, page 468 and Book 5238, page 93, Register's Office for Davidson County, Tennessee, to which specific reference is here made.

Being the same property conveyed to Francis J. McQuilkin and wife, Catherine McQuilkin, by Deed from Sheridan Construction Company, of record in Book 5343, page 209; and by deeds of correction from Sheridan Construction Company of record in Book 5349, page 274 and Book 5351, page 590, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Metro taxes for 1986, a lien not yet due and payable.

2. The premises herein conveyed 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 but not limited the right of the developer to designate certain exclusive agents who shall have the sole right to serve as sale agents for the sale and re-sale of sites and residences; 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 4874, page 463, as further 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, 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, amended in Book 5169, page 426, Book 5191, page 412, Book 5822, page 468 and Book 5238, page 93, 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, Register's Office for Davidson County, Tennessee, and adopt the plan of the property as shown hereon and dedicate all public utility, electric and 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 and 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 and 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 and Water Easements".

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, and Book 5222, page 468, Register's Office for Davidson County, Tennessee, by deletion and replacing a new table of floor areas and lot coverages.

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

RECEIVED OF _____

FOR _____

BOOK 6937 PAGE 173

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	COTX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MOTX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			290000.00- CAMT.	
			812.00 CSTAX	
			.50 PRFE	
			18.00 WDEED	
			CHECK 830.50-	
			5297A08/01/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27440

IDENTIFT REFERENCE

AUG 1 2 08 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 278503