Box 41

WARRANTY DEED BOOK 6990 PAGE 760

FROM: William K. Hale and Mary F. Hale, Grantors

TO: James Robert Wade, Sr. and Wanda Robertson Wade, Grantees

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of Mortgagee:	Map-Parcel Numbers
102 ADAM PARK	None	116-8E-102
NASHVILLE, TN. 37205		Field Book Numbers
		7DA-74862

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is 390,000.00 Dollars ($_____).

James Robert Wade, Sr.
Affiant

SUBSCRIBED AND SWORN TO before me, this the 24th day of September, 1986.

Melody D. McMahan
Notary Public

My Commission Expires: 9-9-89

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, William K. Hale and wife Mary F. Hale, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said James Robert Wade, Sr. and wife Wanda Robertson Wade, Grantees, their heirs, successors, 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. 102, as shown on the Revised Plan of Sugartree, Phase 3, as of record in Book 5050, pages 67-71, as amended in Book 5162, page 632, Book 5169, page 426, Book 5186, page 958; Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, Register's Office for said County, to which

SEP 25 12 56 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

SEP 25 1986 - CHECK

6990 463 76

specific reference is here made and together with an appurtenant 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.

Being the same property conveyed to William K. Hale and Mary F. Hale by deed from Ted C. Mooney, of record in Book 6536, page 457, Register's Office for Davidson County, Tennessee.

This is improved property, known as 102 Adams Park, Nashville, TN..

This conveyance is expressly made subject to the following:

1. The lien for 1986 taxes which have been prorated and will be paid by Grantees.

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, as supplemented and amended in Book 4874, page 463, 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 5162, page 632; Book 5169, page 426; Book 5186, page 958, 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. The liens for any unpaid assessments and/or special assessments.

6. Rights of others in and to the common elements.

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

And Grantors do covenant with the said Grantees 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 above 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 Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 24 day of September, 1986.

William K. Hale
WILLIAM K. HALE

Mary F. Hale
MARY F. HALE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Melody D. McMahan, a Notary Public of said County and State, WILLIAM K. HALE, 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 24th day of September, 1986.

Melody D. McMahan
Notary Public

My Commission Expires: 9-9-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Melody D. McMahan, a Notary Public of said County and State, MARY F. HALE, 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 24th day of September, 1986.

Melody D. McMahan
Notary Public

My Commission Expires: 9.9.89

3015W/9-23-86

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

RECEIVED OF _____

FOR _____

BOOK 6990 PAGE 765

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
			+390000.00	CAMT→
			1092.00	CSTAX
			.50	PRFEE
			16.00	WDEED
				CHECK 1107.50→
			681 A09/25/86	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46376

IDENTIFICATION REFERENCE

SEP 25 12 57 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 299520