Book 257 (2)

This Instrument Prepared by:
Waller Lansden Dortch & Davis
2100 One Commerce Place
Nashville, Tennessee 37239

BOOK 7217 PAGE 927

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills to:**	**Map-Parcel Nos.**
Martha D. Dettwiller 151 Valley Forge Drive Nashville, TN 37205	Martha D. Dettwiller 151 Valley Forge Drive Nashville, TN 37205	116-8-E-151

PURSUANT to Final Judgment of the Sixth Circuit Court for Davidson County, Tennessee, entered March 12, 1987, in Civil Action No. 84D-1971, entitled Martha D. Dettwiller v. George F. Dettwiller, II, and the agreement by the hereinafter named Grantee to indemnify me and hold me harmless from liability on the below-described property, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, George F. Dettwiller, II ("Grantor"), hereby transfer and convey unto Martha D. Dettwiller ("Grantee"), all my right, title and interest to that certain land in Davidson County, Tennessee, being more particulary described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property is made expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

Executed this 20th day of April, 1987.

George F. Dettwiller, II

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ (None) .

Affiant

SWORN TO AND SUBSCRIBED before me this 24th day of April, 1987.

Notary Public

My Commission Expires: 11/12/90

1985

TENTIFIED REFERENCE

Apr 28 4 18 PM '87

FILED & RECORDED
DAVIDSON COUNTY, TN

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This is improved property, known as 151 Valley Forge Drive, Nashville, Tennessee, 37205.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Robyn Masoner, a Notary Public in and for said County and State, the within named George F. Dettwiller, II, the 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 and official seal at Nashville, Tennessee, this 20 day of April, 1987.

Robyn Masoner
Notary Public

My Commission expires: May 13, 1989

EXHIBIT A

Land in Davidson County, Tennessee, being a certain bulding site (Lot) identified as No. 151 as shown on the Revised Plan of Sugartree, Phase 3, as of record in Book 5050, pages 67-71, amended in Book 5169, page 426; Book 5191, page 412; Book 5222, page 468; and Book 5238, page 93, amended in Book 5357, page 85, Register's Office for said County.

Being the same property conveyed to George F. Dettwiller, II and wife, Martha Dietz Dettwiller by deed from Fox Builders, Inc. of record in Book 5358, page 470, and by quitclaim deed of record in Book 5402, page 954, Register's Office for Davidson County, Tennessee.

Encumbrances

1. Taxes for 1987, a lien 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. All matter as as shown on the Revised Plan of Sugartree, Phase #3, of record in Book 5050, pages 67-71, said Register's Office.

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. Amendment and Change of Minimum Building Setback Line Applicable to Lot 151 on the Plan of Sugartree Phase, III, (Revised), of record in Book 5357, page 85, said Register's Office.

6. Subject to the liens for any unpaid assessment and/or special assessments.