This Instrument Prepared By:
John N. Popham, Esq.
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

9641 PG 1

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Amelia G. Trickett 135 Prospect Hill Nashville, TN 37205	Same	116-08-0-F 135.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, CLARENCE SUTHERLAND and wife, SUSAN SUTHERLAND, collectively the Grantor herein, have bargained and sold and by these presents do transfer and convey unto AMELIA G. TRICKETT, the Grantee herein, her heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 135 on the Revised Plan of Sugartree, Phase III, as of record in Book 5050, page 67, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, said Register's Office, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Clarence Sutherland and wife, Susan Sutherland, by deed from Richard D. Bird, Trustee, as of record in Book 5301, page 197, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular the easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in anywise appertaining to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR does hereby covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except for those matters set forth on Exhibit "A" which is attached hereto and incorporated herein by reference and to which matters this conveyance is expressly made subject.

GRANTOR does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against

the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit "A" attached hereto to which this conveyance is made subject.

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.

BOOK 9641 PG 2

WITNESS our hands this 7th day of April, 1995.

Clarence Sutherland
Clarence Sutherland

Susan C. Sutherland
Susan Sutherland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared CLARENCE SUTHERLAND, the within named bargainor, with whom I am personally acquainted (or who was proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office, this 7th day of April, 1995.

Marsha A. Anderson
Notary Public

My Commission Expires:

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared SUSAN SUTHERLAND, the within named bargainor, with whom I am personally acquainted (or who was proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office, this 7th day of April, 1995.

Marsha A. Anderson
Notary Public

My Commission Expires:

_____

MARSHA A. ANDERSON
NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires

53304-1

AFFIDAVIT

FILED 9641 PG 3

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $459,500.00.

Amelia D. Tribbett

Sworn to and subscribed before me,
this 7th day of April, 1995.

Marsha A. Anderson
Notary Public
My Commission Expires:_____



53304!%

EXHIBIT "A"

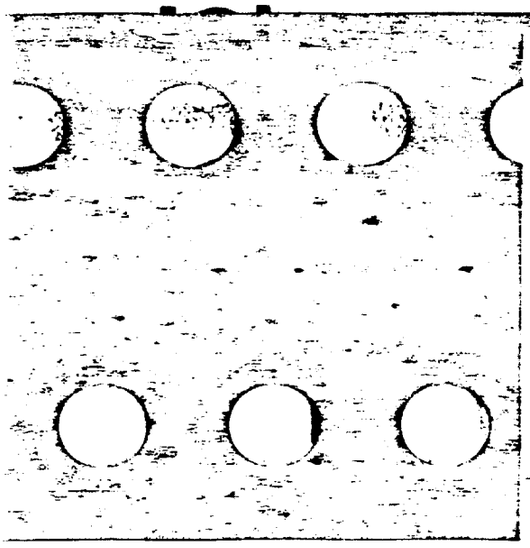
1. Taxes for the year 1995 which have been prorated and assumed by Grantee.

2. All matters shown on the Revised Plan of Surgartree, 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, Register's Office for Davidson County, Tennessee.

3. The premises herein described 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.

4. Agreement for Dedication of Easement and Sanitary Sewers and/or Storm Drainage of record in Book 7061, page 100, said Register's Office.

96/0 04/07 0101 05CHECK 1717.15



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

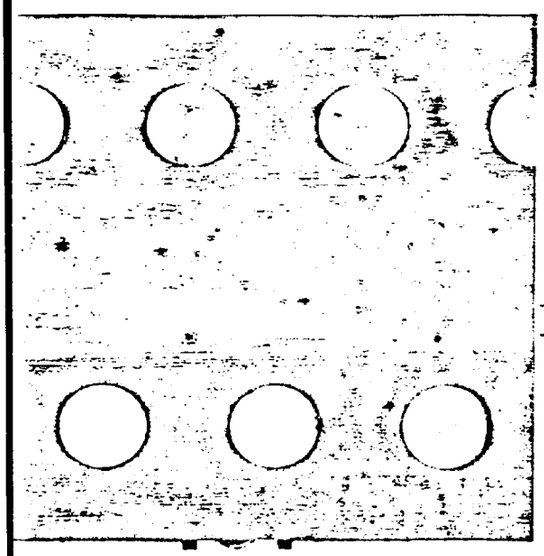
RECEIVED OF _____

FOR _____

BOOK 9641 PG 5

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



AMT	459500.00
DON TX	1700.15
PRFEE	1.00
ADEED	16.00
TOTAL	1717.15
CHECK	1717.15

04/07/95 01 16:13 0001 9040

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49912

IDENTIFICATION REFERENCE

95 APR -7 AM 11:14

No. 898546