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THIS INSTRUMENT PREPARED BY:
Charles A. Trost, Esq.
Waller Lansden Dortch & Davis,
A Professional Limited Liability Company
511 Union Street, Suite 2100
Nashville, Tennessee 37219

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is: $ -0-

Subscribed and sworn to before me, this 6th day of March, 1997.

Ann H. Wells
Affiant

Notary Public

My Commission Expires: 7/26/97

****

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO.
Ann H. Wells 117 Prospect Hill Nashville, Tennessee 37205	SAME	Map 116-8F Parcel 117

****

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, CHARLES E. WELLS and wife, ANN H. WELLS, the Grantors, hereby convey and quitclaim unto ANN H. WELLS, the Grantee, the heirs and assigns of the Grantee, a certain tract of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 117, as shown on the plan of Sugartree, Phase III, which is of record in Book 5050, pages 67-71, Register's Office of Davidson County, Tennessee, to which specific reference is hereby made and together with and impertinent, 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 referred to therein.

And being the same property conveyed to Gary W. Fox and Wife, Elizabeth B. Fox, doing business as Gary W. Fox Construction Company, by deed from Fox Builders, Inc. a Tennessee corporation, of record in Book 5464, page 147, Register's Office.

This conveyance is made subject to the Declaration of Covenants, Conditions, and Restrictions of record in Book 4857, page 157, as supplemented and amended by instruments of record in Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, said Register's Office, and by setback lines, easements, limitations and conditions as shown on the said plan of record.

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Being the same property conveyed to Charles E. and Ann H. Wells, by deed from Gary W. Fox and wife, Elizabeth B. Fox, doing business as Gary W. Fox Construction Company, a Tennessee corporation, of record in Book 5629, page 393, Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantors have hereunto set their signature, this 6th day of March, 1997.

Charles E. Wells
CHARLES E. WELLS

Ann H. Wells
ANN H. WELLS

STATE OF TENNESSEE)
COUNTY OF Davidson)

4714 03/10 0101 03CHECK 8.00

Personally appeared before me, Amelia W. Warren, a Notary Public in and for the aforementioned County and State, Charles E. Wells, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESS my hand, at office, this 6th day of March, 1997.

Amelia W. Warren
Notary Public

My Commission Expires: 7/26/97

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Amelia W. Warren, a Notary Public in and for the aforementioned County and State, Ann H. Wells, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

WITNESS my hand, at office, this 6th day of March, 1997.

Amelia W. Warren
Notary Public

My Commission Expires: 7/26/97

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