BOOK 4846 PAGE 320

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Terrell Sales & Dev.Co.<br>SEQUOIA VILLAGE APARTMENTS<br>111 Old Hickory Boulevard<br>(STREET ADDRESS OR ROUTE NUMBER)<br>Nashville, Tennessee 37221<br>(CITY) (P. O. ZONE) (STATE) | Same<br>(NAME)<br>Same<br>(STREET ADDRESS)<br>Same<br>(CITY) (ZONE) (STATE) | Map 142-2<br>Pa. 260 |

*For and in Consideration of the sum of* TEN AND NO/100 ($10.00)---------- ---------- *DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

AUG 23 77 CONV *8,250.00
AUG 23 77 S'TAX A* 21.32
AUG 23 77 PR'FEE A* .50
AUG 23 77 W'DEED A* 6.00 * 27.82

FOX BUILDERS, INC., a Tennessee corporation,

*have bargained and sold, and by these presents do transfer and convey unto the said* TERRELL SALES & DEVELOPMENT CO., a Tennessee corporation, its successors *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No.300 on the Plan of Walnut Hill Manor, Section I, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 300 begins at a point in the westerly margin of Saddle Drive, the common front corner of Lots Nos. 300 and 301; thence along the westerly margin of Saddle Drive, southwardly 138.60 feet to a concrete monument, the beginning of a curve; thence southwestwardly around said curve, 35.60 feet to a concrete monument in the northerly margin of Bridle Drive; thence with said margin of Bridle Drive, 117.79 feet to a point, the common corner of Lots Nos. 299 and 300; thence along the line between said lots northwardly, 144.1 feet to a concrete monument, the common corner of Lots Nos. 299, 300 and 301; thence eastwardly along the line between Lots Nos. 300 and 301, 186.5 feet to the point of beginning.

Being part of the same property conveyed to Fox Builders, Inc., by deed from James E. Patterson and wife, of record in Book 4650, page 144, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,250.00 ✓

Affiant

Subscribed and sworn to before me, this the 14th day of May, 1974.

Mrs. John D. Dean, Jr.
Notary Public

My commission expires: April 30, 1978
(Affix Seal)

This conveyance is made subject to restrictive covenants of record in Book 4643, page 946, Register's Office for Davidson County, Tennessee; owner's certificate, a 40-foot building setback line from Saddle Drive, a 30-foot building setback line from Bridle Drive, utility easement in the northwest corner and anchor easements, as shown on plan of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as Saddle Drive, Bellevue, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* TERRELL SALES & DEVELOPMENT CO., a Tennessee corporation, its successors ~~xxxxx~~ *and assigns, forever.*

*And* it does ~~xx~~ *covenant with the said* Terrell Sales & Development Co. *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as hereinabove set forth, and taxes for the year 1974, subject to which this conveyance is executed.

*And* Fox Builders, Inc.
does ~~xx~~ *further covenant and bind* itself, its successors ~~xxxxx~~ *and representatives, to warrant and forever defend the title to the said land to the said* Terrell Sales & Development Co., its successors ~~xxxx~~ *and assigns against the lawful claims of all persons whomsoever.*

*Witness* my *hand this* 14th *day of* May, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FOX BUILDERS, INC.
By: Cecil F. Fox
Cecil F. Fox, President

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me, ....., a Notary Public in and for said County and State, the within named.....*

*the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....*

*....., Notary Public.*

*Commission Expires.....*

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*STATE OF .....*
*COUNTY OF .....*

*Personally appeared before me, ....., a Notary Public in and for said County and State, the within named.....*

*the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at....., this..... day of....., 19.....*

*....., Notary Public.*

*Commission Expires.....*

C6847 5 IDENTIFICATION AUG 23 11 3 AM '74 FELIX Z. WINSTEAD REGISTER DAVIDSON COUNTY, TENN.

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*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Before me,* Mrs. John L. Dean, Jr. *, a Notary Public of the State and County aforesaid, personally appeared* Cecil F. Fox *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Fox Builders, Inc. *, the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

*Witness my hand and seal, at office in* Nashville, Tennessee *, this* 14th *day of* May *, 19* 74.

Mrs. John L. Dean, Jr.
**Notary Public**

*Commission Expires* April 20, 1978

NOTARY PUBLIC DAVIDSON COUNTY, TENN.