BOOK 5054 PAGE 625

Return to:
THIRD NATIONAL BANK

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Louis N. Farringer et ux | Same | Map 128-15 |
| Suite 207 (NAME:) | (NAME:) | Par 75 |
| 4205 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par 29 |
| Nashville, Tennessee 37215 (CITY) (P. O. ZONE) (STATE) | Same (CITY) (ZONE) (STATE) | |

*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-6?? | CONV | 14,000.00 | | | |
| AUG-6??S'TAX | | | B* | 36.40 | |
| AUG-6??PB'FEE | | | B* | .50 | |
| AUG-6?? | W'DEED | | B* | 8.00 | * 44.90 |

FOX BUILDERS, INC., a Tennessee corporation, does has ~~hereby~~ *bargained and sold, and by these presents do transfer and convey unto the said* LOUIS N. FARRINGER and wife, FRANCES T. FARRINGER, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 313 on the Plan of Walnut Hill Manor, Section 1, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 313 fronts 95.49 feet on the easterly side of Saddle Drive and runs back 180.0 feet on the northerly line and 205.2 feet on the southerly line to a dead line in the rear on which it measures 128.3 feet.

Being Lot No. 365 on the Plan of Walnut Hill Manor, Section 1, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 365 fronts 111.0 feet on the westerly side of Wagon Court and runs back 139.0 feet on the northerly line and 119.8 feet on the southerly line to a dead line in the rear on which it measures 128.8 feet.

This instrument prepared by:
Schulman, McCarley, Hollins and Pride
P. O. Box 2707
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,000.00

Subscribed and sworn to before me, this the 30th day of July, 19 76

My commission expires: (Affix Seal)

Notary Public

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

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, 40-foot building setback lines and 10-foot easement for public utility purposes along the rear line of each lot, and an anchor easement in the southeast corner of Lot No. 365, as shown on plan of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee, and anchor easement in the northwest corner of Lot No. 313.

unimproved (X)
This is improved ( ) property, known as ..... Nashville, 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* LOUIS N. FARRINGER and wife, FRANCES T. FARRINGER, their *heirs and assigns, forever.*

*And* I *do covenant with the said* Louis N. Farringer and wife, Frances T. Farringer, *that* I am *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 1976, subject to which this conveyance is executed.

*And* Fox Builders, Inc. does *further covenant and bind* itself, its successors *heirs and representatives, to warrant and forever defend the title to the said land to the said* Louis N. Farringer and wife, Frances T. Farringer, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* my *hand this* 30th *day of* July, *19* 76, *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, 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.....*

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*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Before me,* Louis J. Clemmons, *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* 30th *day of* July, *1976.*

Louis J. Clemmons
*Notary Public*

*Commission Expires* Feb. 4-1979

LOUIS J. CLEMMONS NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

FROM

Fox Builders, Inc.

TO

Louis N. Farringer et ux

D 6 2068

IDENTIF. REFERENCE

AUG 6 11 11 AM '76

FELIX A. DAVIS
REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208