Map 117-1-E
Par 3 Is

3886 [illegible] CHECK

ADDRESS NEW OWNER

Fox Builders, Inc.
5825 Old Harding Road
Nashville, Tennessee 37205

SEND TAX BILLS TO

Fox Builders, Inc.
5825 Old Harding Road
Nashville, Tennessee 37205

BOOK 5437 PAGE 895

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, and other and good and valuable consideration, the receipt of which is hereby acknowledged, we, THOMAS L. CUMMINGS, JR. and wife, ANN J. CUMMINGS have bargained and sold, and by these presents do transfer and convey unto FOX BUILDERS, INC., the GRANTEE herein, its heirs, assigns and successors, a certain tract of land in Davidson County, State of Tennessee, described as follows:

Tract of land in the First Civil District, Davidson County, Tennessee, being lot number 3 on the plan of Hanover Square recorded in Book 5200, Page 76, R.O.D.C., Tennessee, being more particularly described as follows:

Beginning at a point in the south margin of Woodlawn Drive being the common corner between lot numbers 3 and 4, thence,

with said margin S 88° 16' 09" E a distance of 50.00' to a point, the common corner between lot 2 and 3, thence,

S 01° 43' 51" W a distance of 188.73 to a point, thence,

S 88° 16' 09" E a distance of 27.75' to a concrete monument S 00° 04' 44" W a distance of 140.93' to a point in the line of the reserved parcel, thence,

N 88° 16' 09" W a distance of 48.12' to a point, thence,

S 00° 04' 44" W a distance of 60.00' to a point, thence,

N 88° 16' 09" W a distance of 61.49' to a point, the common corner between lot 3 and 6, thence,

N 00° 04' 44" E a distance of 200.93' to a point, the common corner between lot 3 and 4, thence,

S 88° 16' 09" E a distance of 31.86' to a point, thence,

N 01° 43' 51" E a distance of 188.73' to the P.O.B. containing 28,565 Sq.Ft. or 0.656 ac.±.

Being part of the same property conveyed to Thomas L. Cummings, Jr. and wife, Ann J. Cummings, by deed which is recorded in Book 3373, Page 612, of the Register's Office, Davidson County, Tennessee.

This conveyance is made subject to 1979 property taxes which have been prorated and assumed by the GRANTEE.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, successors and assigns, forever. And, we do covenant with the said GRANTEE that we are

lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And, we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors and assigns against the lawful claims of all persons, whomsoever.

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.

WITNESS OUR HANDS, this the 15 day of May, 1979.

F 30196

IDENTIF. REFERENCE

MAY 21 9 29 AM '79

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

Thomas L. Cummings, Jr.
THOMAS L. CUMMINGS, JR.

Ann J. Cummings
ANN J. CUMMINGS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for the said County and State, the within named Thomas L. Cummings, Jr., and wife Ann J. Cummings, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 15 day of May, 1979.

NOTARY PUBLIC VIRGINIA PHILLIPS DAVIDSON CO. TENN.

Virginia Phillips
Notary Public

My Commission Expires: 4-17-83

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $180,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed to before me a Notary Public, this the 18 day of May, 1979.

NOTARY PUBLIC ROBERT PAIGE THOMAS DAVIDSON CO. TENN. AT LARGE

Notary Public

My Commission Expires: 9-18-82

THIS INSTRUMENT PREPARED BY:
ERNEST E. HYNE, II
HARWELL BARR MARTIN & SLOAN
400 Home Federal Bldg.
Nashville, TN 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5437 PAGE 897

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			180000.00-	CO
			468.00	CO TX
			.50	PRFEE
			4.00	WDEED
			CHECK	472.50-
3886A05/21/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 30196

IDENTIF. REFERENCE

MAY 21 9 29 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 684986