OFFICIAL RECEIPT

FILE BOX 3

Form No. WD-1

H 24477

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5988 PAGE 619

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $

42,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 1982

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

IDENTIF. REFERENCE

JAN 5 12 22 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON – 295 PLUS PARK BOULEVARD, SUITE J – NASHVILLE, TN 37217

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stannard E. Phelps	The Kissell Company	MAP 42-7-A
(NAME)	(NAME)	
821 Heritage Circle	30 Warder Street	PARCEL 43
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Springfield, Ohio 45501	11D-92910
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Fox Ridge Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stannard E. Phelps, Jr. and wife Loretta C. Phelps

HEREINAFTER CALLED THE GRANTEES, 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. 207 on the plan of Revised Phase Two, Heritage Square, as of record on Plat Book 5200, Page 378, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Fox Ridge Homes, Inc. by deed of record in Book 5945, Page 277, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5752, Page 884, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, and easements and rights of way for publics utilities.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved (XX) property, known as 821 Heritage Circle (House Number) (Street) Madison, Tennessee 37115 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 16TH day of DECEMBER, 1982

FOX RIDGE HOMES, INC. BY:

DAVID V. YOFFEE, EX. VICE PRESIDENT

ALPHONSE H. DAVIS, VICE PRES.

01/05 11 CK

9197

OFFICIAL RECEIPT

BOOK 5988 PAGE 620

STATE OF TENNESSEE
Davidson County

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 _____

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
XXXXXX Davidson County } County of Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared David V. Yoffee and Alphonse H. Davis XXXXXX his oath XXXXXXXX himself with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Ex. Vice President and Vice President respectively of the Fox Ridge Homes, Inc. XXXX (he) as such Ex. Vice President the within named bargainer, and corporation, and that (they) Vice President and _____, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said David V. Yoffee as such Ex. Vice President, and attesting the same by the said Alphonse H. Davis as such Vice President

Witness my hand and official seal at office at Nashville on this the 16TH day of DECEMBER 19 82.

My commission expires 1-22-85

Notary Public

WARRANTY DEED

FROM

Fox Ridge Homes, Inc.

TO

Stannard E. Phelps

EDWARD SEDDON
ATTORNEY-AT-LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5988 PAGE 621

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

42500.00- CO
110.50 CO TX
.50 PRFEE
6.00 WDEED
CHECK 117.00-
9197A01/05/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H24477

T. IDENTIF. REFERENCE

JAN 5 12 22 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 919339