6043

BOOK 6002 PAGE 702

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 19 83

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Richard M. James (NAME)	The Kissell Company (NAME)	MAP 133-8
836 Reischa Court (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	PARCEL 81
Nashville, Tennessee 37211 (CITY) (STATE) (P.O.ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	5DU-70348

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 Richard M. James and wife Mary Ann James

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OR LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT

BEING LOT NO. 76, on the plan of Addition Greenwood Hills, Section 3, as of record on Plat Book 5200, Page 33, 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 5941, Page 659, said Regester's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5259, Page 933, 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 public utilities.

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

FILE BOX 3

This is unimproved ( ) improved (XX) property, known as 836 Reischa Court (House Number) (Street) Nashville, Tennessee 37211 (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 28TH day of JANUARY, 19 83

Fox Ridge Homes, Inc.

BY: David V. Yoffee
David V. Yoffee, Ex. Vice President

BY: Alphonse H. Davis VP
Alphonse H. Davis, Vice President

BOOK 6002 PAGE 703

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
~~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, 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. the within named bargainer, and corporation, and that ~~he~~ (they) as such Ex. Vice President and Vice President, 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 28TH day of JANUARY 19 83

My commission expires 1-22-84

_____
Notary Public

WARRANTY DEED

FROM

Fox Ridge Homes, Inc.

TO

Richard M. James

H29657

IDENTIF. REFERENCE

FEB 4 1 57 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

FILE BOX 3

02/04 123.50- CHECK

5481

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6002 PAGE 704

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
			46000.00- CO	
			117.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 123.50-	
			5481A02/04/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H29657.

IDENTIF. REFERENCE

FEB 4 1 59 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 927701