FILE BOX 3

Form No. WD-1

BOOK 6003 PAGE 286

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $ 52,000.00

Michael W. Litowkin
Affiant

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

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

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

NAME ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Litowkin (NAME)	The Kissell Company (NAME)	MAP 150-9
2841 Barksdale Lane (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	PARCEL 78
Antioch, Tennessee 37013 (CITY) (STATE) (P.O.ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	2D-52741

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 Michael W. Litowkin, a single person

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.

BOX 3

BEING LOT No. 182 on the plan of Forest View Park, Section Three, as of record on Plat Book 5210, Page 353, 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 5867, Page 204, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5882, Page 263, 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 utlities.

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

unimproved ( ) property, known as 2841 Barksdale Lane Antioch, Tennessee 37013
This is improved (XX) (House Number) (Street) (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 V.P.
Alphonse H. Davis, Vice President

STATE OF TENNESSEE
Davidson County

BOOK 6003 PAGE 287

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 the within named bargainer, and corporation, and that (they) they is 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

FILE BOX 3

WARRANTY DEED

FROM

Fox Ridge Homes, Inc.

TO

Michael W. Litowkin

H29880

IDENTIF. REFERENCE

FEB 7 11 33 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

5771 02/07 14:73- [illegible]

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6003 PAGE 288

FOR _____

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

620.00- CO
135.20 CO TX
.50 PRFEE
6.00 MDEED
CHECK 141.70-
577A02/17/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

R298 80
1 2 5 8 80

IDENTIF. REFERENCE

FEB 7 11 39 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 927983