6560 .02/10 157.00 CHECK

H30536

IDENTIF. REFERENCE RUSH

Feb 10 1 14 PM '83

FELIX Z. SEDDON II REGISTER
DAVIDSON COUNTY, TN

BOOK 6005 PAGE 153 Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$57,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 19 83

Notary Public

MY COMMISSION EXPIRES: 1-22-87

(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 |
|---|---|---|
| James B. Braden (NAME) | The Kissell Company (NAME) | MAP 156-2 |
| 792 Harpeth Bend Drive (STREET ADDRESS OR ROUTE NUMBER) | 30 Warder Street (STREET ADDRESS) | PARCEL 175 |
| Nashville, Tennessee 37221 (CITY) (STATE) (P.O.ZIP) | Springfield, Ohio 45501 (CITY) (STATE) (ZIP) | 9D-28821 |

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 James B. Braden and wife Jo Anne Braden

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. 727 on the Plan of Harpeth Woods, Section Two, of record in Plat Book 5200, Page 280, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Fox Ridge Homes, Inc. by deed from C & S Builders, Inc. of record in Book 5867, Page 198, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 5884, Page 840, Register's Office for said County.

THIS conveyance is subject to any and all zoning regulations, building restrictions, and setback 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.

This is unimproved ( ) improved (XX) property, known as 792 Harpeth Bend Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37221 (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 25TH day of JANUARY, 19 83

Fox Ridge Homes, Inc.

BY: David V. Yoffee
David V. Yoffee Exec. Vice President

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

FILE BOX 3

STATE OF TENNESSEE
Davidson County

BOOK 6005 PAGE 154

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 ~~XXXXXX~~ ~~himself~~ ~~XXXXXXXX~~ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Exec. Vice President and Vice President respectively of the Fox Ridge Homes, Inc. the within named bargainer, and corporation, and that ~~XXXX~~ (he) as such Exec. Vice President (they)

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 Exec. 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 25TH day of JANUARY 19 83

My commission expires 1-22-84

_____
Notary Public

WARRANTY DEED

FROM

Fox Ridge Homes, Inc.

TO

James R. Braden

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**

BOOK 6005 PAGE 155

RECEIVED OF _____

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 |
|---|---|---|---|---|
| | | | 57900.00- CO | |
| | | | 150.54 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK- 157.04 | |
| | | | 6560A02/10/83 BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

H30536

IDENTIF. REFERENCE

FEB 10 1 14 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 928743