FILE BOX 3

Form No. WD-1

BOOK 6025 PAGE 882

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $ 58,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 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
Larry Duane Sanders (NAME)	The Kissell Company (NAME)	MAP 156-2
812 Harpeth Bend Drive (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	PARCEL 170
Nashville, Tennessee 37221 (CITY) (STATE) (P.O.ZIP)	Springfield, Ohio 45501 (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 Larry Duane Sanders and wife, Mary Ann Sanders

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. 722 on the plan of Harpeth Woods, Section Two, as 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 legal description.

Being part of the same property conveyed to Fox Ridge Homes, Inc. by deed of record in Book 5867, Page 198, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5884, Page 840, 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.

This is unimproved ( ) improved (XX) property, known as 812 Harpeth Bend Drive (House Number) (Street) Nashville, Tennessee 37221 (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 18TH day of MARCH, 19 83

Fox Ridge Homes, Inc.

BY: David V. Yoffee, Ex. Vice President

BY: Alphonse H. Davis, Vice President

5407 03/24 157.55 CHECK

STATE OF TENNESSEE
Davidson County

BOOK 6025 PAGE 883

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

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~~ ~~XXXXXXXX~~ 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 ~~XXXX~~ (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 18TH day of MARCH 19 83.

My Commission Expires Jan. 22, 1984

My commission expires _____

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FILE BOX 3

WARRANTY DEED

FROM
Fox Ridge Homes, Inc.

TO
Larry Duane Sanders

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

IDENTIF. REFERENCE

MAR 24 9 16 AM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 37889

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6025 PAGE 884

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
			56100.00- CO	
			151.56 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 157.56-	
			5407A03/24/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H37889

IDENTIF. REFERENCE

MAR 24 9 16 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 937290