File 3

FORM No. WD-1

File, Ex 3

STATE OF TENNESSEE
COUNTY OF Davidson BOOK 6033 PAGE 301
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,900.00

Alan L Avery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH 1983

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
Alan L. Avery (NAME)	The Kissell Company (NAME)	MAP 156-2
785 Harpeth Bend Drive (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	PARCEL 181
Nashville, Tennessee 37221 (CITY) (STATE) (P.O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	9D-29070

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 Alan L. Avery and wife, Mary Lee Avery

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. 733 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 backlines, 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 785 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 covey 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, 1983

Fox Ridge Homes, Inc.

BY: David V. Yoffee

David V. Yoffee, Ex. Vice President

BY: Alphonse H. Davis

Alphonse H. Davis, Vice President

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF

BOOK 6033 PAGE 302

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
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

~~XXXXXX~~ ~~XXXXXXXX~~
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 ~~XXX~~ (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~~ 1983

My Commission Expires Jan. 22, 1984

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Fox Ridge Homes, Inc.

TO

IDENTIF. REFERENCE

APR 6 3 54 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Alan L. Avery

RETURN TO:

SOUTHERN ESCROW COMPANY
295 Plus Park Boulevard
Suite J
Nashville, Tennessee 37217

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

H 4 0 4 5 3

04/06 183.84 CHECK

8495

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6033 PAGE 303

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			67900.00- CO	
			176.54 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 183.04-	
			8495A04/06/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 0 4 5 3

IDENTIF. REFERENCE

APR 6 3 54 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 940283