File 3 FORM No. WD-1

BOOK 6060 PAGE 116

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,900.00

William Anthony Troiano
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY 19 83

Notary Public

MY COMMISSION EXPIRES: 1-23-84

(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
William A. Troiano (NAME)	The Kissell Company (NAME)	MAP 156-2
813 Harpeth Bend Drive (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	PARCEL 188
Nashville, Tennessee 37221 (CITY) (STATE) (P.O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	9D-29077

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 William A. Troiano and wife, Nanette H. Troiano

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. 740 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 813 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 6TH day of MAY, 1983

Fox Ridge Homes, Inc.

BY: W.B. Hughes, Vice President

BY: Alphonse H. Davis, Vice President

05/20 154.44 CHECK

8904 0058

STATE OF TENNESSEE
COUNTY OF

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 W.B. Hughes and Alphonse H. Davis with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Vice President and Vice President respectively of the Fox Ridge Homes, Inc. the within named bargainer, and corporation, and that (he) (they) as such 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 W.B. Hughes as such 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 6TH day of MAY 1983

My commission expires 1-22 84

_____
Notary Public

H 48961

IDENTIF. REFERENCE

MAY 20 9 16 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Fox Ridge Homes, Inc.
TO

William A. Troiano

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

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6060 PAGE 118

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			56900.00- CO	
			147.94 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	154.44-
			B904A05/20/63 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H48961

IDENTIF. REFERENCE

MAY 20 9 16 AM '83

FELIX Z. WILSON II, Register
DAVIDSON COUNTY, TN

No. 950345