FORM No. WD-1

TITLE [illegible] 37233
NASHVILLE, TENNESSEE

BOOK 5156 PAGE 320

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF October 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 NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Dean Baker (NAME)	~~SAME~~ Leader Federal (NAME)	MAP 156-2
948 Beech Bend Dr. (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Ave (STREET ADDRESS)	PARCEL 212
Nashville, Tenn. 37221 (CITY) (STATE) (P.O. ZIP)	Memphis, Tn 38103 (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 Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Dean Baker and wife, Martha Clare Baker (James Dean Baker is also known as James D. Baker)

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. 827 on the plan of Harpeth Woods, Section IV, as of record in Plat Book 5200, Page 560, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Fox RidgeCompany, a Limited Partnership by deed of record in Book 6067, Page 852, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6097, Page 560, Register's Office said County.

This conveyance is subject to any and all zoning regulations, building restrictions, and set back lines, if any, easements and rights of way for public utilities.

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

H83210

IDENTIF. REFERENCE

Oct 31 9 40 AM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

CHECK 163.28 10/31 9831

This is unimproved (XXX) property, known as Nashville, TN. 37221
(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 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 27th day of October, 19 83

Fox Ridge Company

BY: Fox Ridge Homes, Inc., General Partner

BY: W. B. Hughes

BY: Alphonse H. Davis

Certificate of Limited Partnership of record in Trust Deed Book 6063, Page 891, said Register's Office.

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 Company 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: All as the act and deed of the corporation, as General Partner of FOX RIDGE COMPANY, a Limited Partnership.

Witness my hand and official seal at office at Nashville on this the 18 day of October 19 83

My commission expires 4-14-87

_____
Notary Public

WARRANTY DEED

FROM

Fox Ridge Company

TO

James Dean Baker et ux Martha Clare Baker

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 _____ BOOK 6166 PAGE 322

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
			60300.00- CAMT.	
			156.78 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	163.28-
			8831A10/31/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H83210

IDENTIF. REFERENCE

Oct 31 9 40 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 989777