BOOK 35

FORM No. WD-1

PREPARED BY THE INFORMATION FURNISHED BY THE PARTIES

CHICAGO TITLE INSURANCE CO. FIRST AMERICAN TITLE INSURANCE CO. NASHVILLE, TENNESSEE

244333

BOOK 6203 PAGE 266

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF Decmeber, 19 83

Notary Public

MY COMMISSION EXPIRES: 4-24-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME		ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:		SEND TAX BILLS TO:		MAP-PARCEL NUMBERS
Juanita Morris		~~SAME~~ Leader Federal		MAP 142-14
(NAME)		(NAME)		
7533 Old Harding Raod		153 Madison Ave		PARCEL 179
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)		
Nashville, Tennessee	37221	Memphis TN	38103	
(CITY) (STATE)	(P.O. ZIP)	(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 Juanita Morris also known as K. Juanita Morris

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. 696 on the Plan of Harpeth Woods, Section Three, of record in Book 5200, Page 270, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lots.

Being 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 5867, Page 193, and Book 5882, Page 261, Register's Office for said County.

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

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.

H 94480

IDENTIF. REFERENCE

DEC 29 12 59 PM '83

FELIX A. [illegible] REGISTER DAVIDSON COUNTY, TN

This is ( ) unimproved (XX) improved property, known as 7533 Old Harding Road (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 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 our hand S this 23rd day of December, 19 83

Fox Ridge Homes, Inc.

BY: Alphonse H. Davis VP

Alphonse H. Davis, Vice President

BY: W. B. Hughes

W. B. Hughes, Vice President

12/29

3656

STATE OF TENNESSEE
COUNTY OF

BOOK 6203 PAGE 267

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 Alphonse H. Davis and W. B. Hughes with whom I am personally acquainted and who ~~XXXXXXX~~ ~~XXXXX~~ upon (their several oaths) acknowledged (themselves) to be the Vice President and Vice President respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that ~~XX~~ (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 Alphonse H. Davis as such Vice President, and attesting the same by the said W. B. Hughes as such Vice President

Witness my hand and official seal at office at Nashville on this the 23rd day of December 19 83

My commission expires 4-19-87

_____
Notary Public

WARRANTY DEED

FROM
Fox Ridge Homes, Inc.

TO
Juanita Morris

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6203 PAGE 268

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
			70000.00-	CAMT.
			182.00	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 183.50-
			2656A12/29/83	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 4 4 8 0

IDENTIF. REFERENCE

Dec 29 12 59 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 3178