Bill 32

FORM No. WD-1

BOOK 6286 PAGE 837

QUITCLAIM DEED

CHICAGO TITLE INSURANCE CO.
FIRST AMERICAN CENTER
DEADRICK STREET
NASHVILLE, TENNESSEE 37238

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 1984

Notary Public

MY COMMISSION EXPIRES: 4-27-87

(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
Fox Ridge Company	OWNER Jennifer Fentress	MAP 42-7-A
(NAME) 5115 Maryland Way Suite 300	(NAME) 158 Madison Ave	PARCEL 70
(STREET ADDRESS OR ROUTE NUMBER) Brentwood, TN 37027	(STREET ADDRESS) 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, C & S Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fox Ridge Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, all their right title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows: to wit:

Being Lot No. 340 on the Plan of Heritage Square, Phase III, of record in Plat Book 5200, Page 539, 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 C & S Builders, Inc. by deed from James M. Fischer, Jr. of record in Book 6222, Page 44, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6071, Page 766 - 779 and Amendment to the Declaration of Restrictive Covenants of record in Book 6122, Pages 483 - 485, Register's Office for said County.

This conveyance is subject to any and 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 easement of record.

This is ( ) unimproved (XX) improved property, known as _____ (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 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 our hand s this 25th day of April, 1984

C & S Builders, Inc.

BY: W. B. Hughes

BY: Alphonse H. Davis

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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 C & S Builders, Inc. the within named bargainor, and corporation, and that ~~XXX~~ (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 25th day of April 19 84

My commission expires 4-17-87

_____
Notary Public

[redacted]

FROM
C & S Builders, Inc.

TO
Fox Ridge Company

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

I 2 0 4 4 0

IDENTIF. REFERENCE

MAY 7 2 06 PM '84

FELIX Z. ALSUP REGISTER
DAVIDSON COUNTY, TN