6135

FORM No. WD-1

Prepared from information furnished by the parties

BOOK 6286 PAGE 889

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 $ 66,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-14-87

(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 |
| Clifton H. Marshall, Jr. | Leader Federal S & L | MAP 42-7-A |
| (NAME) 716 Heritage Dr | (NAME) 3325 West End Avenue | PARCEL 70 |
| (STREET ADDRESS OR ROUTE NUMBER) Madison TN 37115 | (STREET ADDRESS) Nashville, TN 37203 | |
| (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 Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clifton H. Marshall, Jr. and wife, Alice L. Marshall
(Clifton H. Marshall, Jr. is also known as Clifton H. Marshall)

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. 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 Fox Ridge Company by Quitclaim 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, Pages 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 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 exsiting restrictions and easements of record.

This is (XX) improved ( ) unimproved 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 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 this 25th day of April, 1984

Fox Ridge Company, a Limited Partnership

BY: Fox Ridge Homes, Inc., General Partner

BY: W. B. Hughes

BY: Alphonse H. Davis

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

BOOK 6286 PAGE 890

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 bargainor, and corporation, and that (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 25th day of April 19 84

My commission expires 4-14-87

_____
Notary Public

JAMES A. WARTERFIELD NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Fox Ridge Company

TO

Clifton H. Marshall, Jr.

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

IDENTIF. REFERENCE

MAY 7 2 07 PM 1984

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

I 2 0 4 4 1

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 6286 PAGE 891

RECEIVED OF _____

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 |
|---|---|---|---|---|

66500.00- CAMT.
172.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 179.40-
4534A05/07/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 0 4 4 1

IDENTIF. REFERENCE

MAY 7 2 07 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 34115