B0435

FORM No. WD-1

BOOK 6296 PAGE 811

CHICAGO TITLE INSURANCE CO.
FIRST AMERICAN TITLE
NASHVILLE, TENNESSEE 37233

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,053.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF May, 1984

Notary Public

MY COMMISSION EXPIRES: 1-19-87

(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
Mark F. Bauer (NAME)	Leader Federal Savings & Loan (NAME)	Map 161-10.4
5301 Village Way (STREET ADDRESS OR ROUTE NUMBER)	3325 West End Avenue (STREET ADDRESS)	Parcel 55
Nashville, Tennessee 37211 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37203 (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, a Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark F. Bauer and W. Chris Edmonds
(W. Chris Edmonds is also known as William Chris Edmonds)

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. 74 on the Plan of Villages of Brentwood, Phase I of record in Plat Book 5200, Page 613, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Fox Ridge Company, a Limited Partnership by deed from George T. Hicks and wife, Sallie R. Hicks of record in Book 6222, Page 43, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6143, Page 11, 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 existing restrictions and easements of record.

124232

IDENTIF. REFERENCE

MAY 24 10 14 AM '84

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN

This is ( ) unimproved ( ) property, known as 5301 Village Way, Nashville, Tennessee 37211
(XX) improved (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 17th day of May, 1984

FOX RIDGE COMPANY, A LIMITED PARTNERSHIP

Alphonse H. Davis VP

BY: FOX RIDGE HOMES, INC., GENERAL PARTNER

W B Hughes

BY: W.B. HUGHES, BY: ALPHONSE H. DAVIS

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

BOOK 6298 PAGE 815

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

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 (he) (she) (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 of FOX RIDGE COMPANY, a Limited Partnership, as General Partner

Witness my hand and official seal at office at Nashville, TN on this the 17th day of May 19 84

My commission expires 1/19/88

Deborah P. Bedford Notary Public Davidson County

Deborah P. Bedford
Notary Public

WARRANTY DEED

FROM
Fox Ridge Company

TO
Mark F. Bauer
W. Chris Edmonds

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

BOOK 6298 PAGE 816

RECEIVED OF _____

FOR _____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			63053.00- CAMT.	
			164.06 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	170.56-
911105/24/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 4 2 3

IDENTIF. REFERENCE

MAY 24 10 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0038561