B4735

FORM No. WD-1

QUITCLAIM DEED

CHICAGO TITLE INSURANCE CO.
FIRST AMERICAN CENTER
DEADRICK STREET
NASHVILLE, TENNESSEE 37233

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 7th DAY OF June, 19 84

Notary Public

MY COMMISSION EXPIRES: 4-11-87

(AFFIX SEAL)

BOOK 5315 PAGE 53

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 (NAME)	OWNER (NAME)	MAP 42-7-A
5115 Maryland Way #300 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 97
Brentwood, TN 37027 (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, [illegible] all their right title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

BEING Lot No. 315 on the Plan of Heritage Square, Phase Three, of record in Book 5200, Page 539, Register's Office for said County, to which plan reference is hereby made for a full and complete legal description.

BEING the same property conveyed to C & S Builders, Inc. by deed from James M. Fischer, Jr. of record in Book 6249, Page 81, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6071, Pages 766 through 779 and the Amendment to the Declaration of Restrictive Covenants of record in Book 6122, Pages 483 through 485.

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

128929

IDENTIF. REFERENCE

JUN 13 2 48 PM '84

FELIX A. MACHELL REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as Lot 315 Heritage Square Phase Three (House Number) (Street) Madison, TN 37115 (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 7th day of June, 19 84

C & S Builders, Inc.

BY: W. B. Hughes

BY: Alphonse H. Davis VP

W. B. Hughes

Alphonse H. Davis

4807

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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 (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 7th day of June 19 84

My commission expires 1-19-88

Deborah P. Buffington
Notary Public

WARRANTY DEED

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