#3087

FORM No. WD-1

BOOK 6318 PAGE 116

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,500.00

Steven Page Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June 1984.

Notary Public

MY COMMISSION EXPIRES: 1/20/85

(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
Steven Page Wells (NAME)	First Tennessee Bank (NAME)	161-10-A
5309 Village Way (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 474 (STREET ADDRESS)	57
Nashville, Tennessee 37211 (CITY) (STATE) (P.O. ZIP)	Memphis, Tennessee 38119 (CITY) (STATE) (ZIP)	FB #6DU-80251

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 Steven Page Wells

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. 76 on the Plan of Villages of Brentwood , Phase One of record in Book 5200, Page 613, in the 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 6227, Page 900, 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 reocrd.

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IDENTIF. REFERENCE

JUN 18 3 44 PM '84

REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 5309 Village Way, Nashville, Tennessee 37211
(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 S this 11th day of June, 19 84

FOX RIDGE COMPANY, a Limited Partnership
BY: Fox Ridge Homes, Inc., General Partner

BY: John E. Cain, III
Certificate of Limited Partnership of record in Book 6063, Page 891, said Register's Office.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, the within named John E. Cain, III

the bargainor ____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of June, 1984.

Commission expires 1/19/88

Deborah L. Bagwell
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who his oath / himself upon (their several oaths) acknowledged (themselves) to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that (he) / (they) as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____

My commission expires ____

____
Notary Public

WARRANTY DEED

FROM

Fox Ridge Company, a Limited Partnership

TO

Steven Page Wells

RETURN TO:

First Title & Escrow Company, Inc.
P. O. Box 926
Brentwood, Tennessee 37027
File Box #38

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned, a Notary Public in and for said County and State, appeared John E. Cain, III, personally known, who being by me duly sworn did say that he is the President of Fox Ridge Homes, Inc., a Tennessee corporation, which is the corporate general partner of Fox Ridge Company, a Limited Partnership, and that the foregoing instrument was signed in behalf of said corporation, and said John E. Cain, III acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand and official seal, at office in Nashville, Tennessee, this 11th day of June, 1984.

Deborah L. Bagwell
Notary Public

My Commission Expires: 1-19-88

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6318 PAGE 118

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

72500.00-	CAMT.
180.50	CSTAX
.50	PRFEE
6.00	WDEED
CHECK	195.00-
5968A06/18/04 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 29917

IDENTIF. REFERENCE

JUN 18 3 44 PM '04

REGISTER
DAVIDSON COUNTY, TN

No. 0045238