FORM No WD-1

BOOK 6330 PAGE 134

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June 19 84.

Notary Public

MY COMMISSION EXPIRES:

(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 |
| Jack R. McFadden (NAME) | | | Commerce McGehee Mortgage, Inc. (NAME) | | | MAP 150-5 |
| 2932 Owendale Drive (STREET ADDRESS OR ROUTE NUMBER) | | | 6055 Primacy Parkway Suite 410 (STREET ADDRESS) | | | PARCEL 316 |
| Antioch, Tn 37013 (CITY) | (STATE) | (P.O. ZIP) | Memphis, Tennessee 38119 (CITY) | (STATE) | (ZIP) | 2D-36658 |

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 Jack R. McFadden and wife, Nancy G. McFadden

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. 61 on the Plan of Forest View Park, Section Four, Phase One of record in Plat Book 5800, Page 289, 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 Homes, Inc. by deed from Kate Barksdale Cain, Trustee and John E. Cain, III of record in Book 6158, Page 238, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6220, Page 646 and Book 6312, Page 609, 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.

unimproved ( ) property, known as 2932 Owendale Drive, Antioch, Tn 37013
is improved (XX) (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 21st day of June, 19 84

Fox Ridge Company, a Limited Partnership

BY: Fox Ridge Homes, Inc., General Partner

BY: W. B. Hughes

BY: Alphonse H. Davis

07/03

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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 Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that (he) (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 21st day of June 19 84

My commission expires 7-27-86

Notary Public

WARRANTY DEED

FROM

Fox Ridge Homes, Inc.

TO

Jack R. McFadden
Nancy G. McFadden

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

I 3 3 6 1 5

IDENTIF. REFERENCE

JUL 3 8 55 AM '84

FEE

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 71500.00- CAMT. | |
| | | | 185.90 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 192.40- |
| | | | 0338A07/03/84 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 133615

IDENTIF. REFERENCE

JUL 3 6 56 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0049492