FILED

FORM No. WD-1

300 6338 PAGE 890

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF July, 19 84

Notary Public

MY COMMISSION EXPIRES: 2-27-86

(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
John H. Sperl, Jr.	Commerce McGehee Mortgage, Inc.	MAP 156-5
(NAME)	(NAME)	
960 Harpeth Bend Drive	6055 Primacy Parkway Suite 410	PARCEL 8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Memphis, Tennessee 38119	9D-28769
(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 John H. Sperl, Jr., a single person

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. 778, Harpeth Woods, Section Four, First Addition of record in Plat Book 5200, Page 635, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Fox Ridge Company by deed from John E. Cain, III, Trustee and Edward T. Goldstein, Trustee of record in Book 6067, Page 852, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in 6097, Page 560, 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.

This is (unimproved ( ) improved (XX)) property, known as ~~960 Harpeth Bend Drive,~~ (House Number) (Street) Nashville, TN 37221 (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 10th day of July, 19 84

Fox Ridge Company, a Limited Partnership

BY: Fox Ridge Homes, Inc., General Partner

BY: W.B. Hughes

BY: Alphonse H. Davis
Alphonse H. Davis

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

BOOK 6338 PAGE 891

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, ~~XXXXXX~~ ~~XXXXX~~ 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 ~~XX~~ (he) as such Vice President (they) and Vice President being authorized so to do, executed 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

Witness my hand and official seal at office at Nashville on this the 10th day of July 19 84 of FOX RIDGE COMPANY, a Limited Partnership.

My commission expires 3-5-88

_____
Notary Public

WARRANTY DEED

FROM

Fox Ridge Company

TO

John H. Speri, Jr.

RETURN TO:

SOUTHERN ESCROW COMPANY
1157 Valley Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY AT LAW
1157 Valley Boulevard
Nashville, Tennessee 37217

I 3 6 5 0 9

IDENTIF. REFERENCE

JUL 17 9 24 AM '84

FEE $ _____ REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6338 PAGE 892

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		PBFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

71400.00- CONT.
185.64 CSTAX
.50 PBFEE
6.00 MISC
CHECK 192.14-
4025A07/17/84 CSL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 36 509
A
Submitted by Rick
Jul 17 9:34 AM 1984
Felix Z. Wilson II Reg
Davidson County

No. 0053072