GH 24518 BH 33

FORM No. WD-1

BOOK 6340 PAGE 811

CHICAGO TITLE INSURANCE CO.

NASHVILLE, TENNESSEE

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,950

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF July 19 84

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON -- 1187 VULTEE BOULEVARD -- NASHVILLE, TN 37217

NAME AND ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Perry O'Neal	Leader Federal Savings & Loan Assc.	Map 150-9
(NAME)	(NAME)	Parcel 117
3013 Kinwood Drive	3325 West End Avenue	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tennessee 37203	
(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, a Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Perry O'Neal and wife Jo Edith Nolan O'Neal

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. 33 on the Plan of Forest View Park, Section Four, Phase Two of record in Plat Book 5200, page 674, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Fox Ridge Company, 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 6312, Page 609-613, 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 3013 KINWOOD DRIVE, ANTIOCH, TN 37013
(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 13th 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

CERTIFICATE OF LIMITED PARTNERSHIP OF RECORD IN BOOK 6063, PAGE 891, SAID REGISTER'S OFFICE.

BOOK 6340 PAGE 812

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 XX (his oath) XXXXX (himself) VICE PRESIDENT upon (their several oaths) acknowledged (themselves) to be the VICE PRESIDENT and respectively of the FOX RIDGE HOMES, INC. the within named bargainor and corporation, and that XXX (they) as such VICE PRESIDENT VICE PRESIDENT 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 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 13th day of JULY 19 84

My commission expires 1/19/88

Notary Public

WARRANTY DEED

FROM
Fox RidgeCompany, a Limited Partnership

TO
Perry O'Neal, et ux

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

I 37158

IDENTIFICATION REFERENCE

JUL 19 4 05 PM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6340 PAGE 813

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

53050.00- CAPT.
34.44 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 40.94-
4811AB7/18/84 REC .03
Total 160.94

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

FEE TAX RECEIVED
REGISTER'S OFFICE
DAVIDSON COUNTY, TENNESSEE

No.0053841