GH 246319

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BOOK 6343 PAGE 53 WD-1

CHICAGO TITLE INSURANCE CO.
[illegible]
NASHVILLE, TENNESSEE 37238

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Donna Weakley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 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
Richard M. Hinson	Leader Federal Savings & Loan Assc.	Map 161-10-A
(NAME) 5465 Village Way	(NAME) 3325 West End Avenue	Parcel 87
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211	(STREET ADDRESS) 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 Richard M. Hinson and wife, Carla F. Hinson

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. 11 on the Plan of Villages of Brentwood, Phase One, of record in Plat Book 5200, Page 613, 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, a Limited Partnership by deed from George T. Hicks and wife Sallie R. Hicks of record in Book 6245, Page 591, 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 restrictions and easements of record.

5465 Village Way, Nashville, Tennessee 37211

This is unimproved ( ) improved (XX) property, known as (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 16th day of July, 19 84

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

W. B. Hughes — Alphonse H. Davis

BY: W. B. HUGHES BY: ALPHONSE H. DAVIS

CERTIFICATE OF LIMITED PARTNERSHIP OF RECORD IN BOOK 6067, PAGE 891 REGISTER'S OFFICE FOR SAID COUNTY.

BOOK 6343 PAGE 54

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 (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 16th day of July 19 84

All as the act and deed of the corporation as General Partner of FOX RIDGE COMPANY, a Limited Partnership

My commission expires 1/19/88

Notary Public

DEED P. REGD. NOTARY PUBLIC DAVID

WARRANTY DEED

FROM

FOX RIDGE COMPANY, a Limited Partnership

TO

RICHARD M. HINSON, ET UX

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

IDENTIF. REFERENCE

Jul 20 3 06 PM 1984

FELIX P. WILSON II REGISTER
DAVIDSON COUNTY, TN

I-37793

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6343 PAGE 55

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		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

73000.00- CAPT.
189.80 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 196.30-
5596A07/20/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-3 7-7 9 3

IDENTIF. REFERENCE

Jul 20 3 08 PM '64

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0054598