G#245942

B6435

FORM No. WD-1

CHICAGO TITLE INSURANCE CO.
FIRST AMERICAN TITLE
DEPOSIT ESCROW
NASHVILLE, TENNESSEE 37238

BOOK 6345 PAGE 758

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July 1984

Notary Public

MY COMMISSION EXPIRES: 7-4-87

(AFFIX SEAL)

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

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy E. Butler	Leader Federal Savings & Loan	Map 42-7-A
1205 (NAME) Colonial Court	(NAME) 3325 West End Avenue	Parcel 90
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS) Nashville, TN 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 Randy E. Butler and wife, Stacy B. Butler

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. 320 on the Plan of Heritage Square, Phase III of record in Plat Book 5200,Page 744, 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 James M. Fischer, Jr. of record in Deed Book 6312, Page 606, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of reocrd in BOOK 6077, PAGE 766-779, said Register's Office.

THIS conveyance is subject to any and all zoning regulation, 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 1205 (House Number) Colonial Court (Street) Madison, TN 37115 (P.O. Address) (City or Town) (Postal Zip)
is improved (XX)

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 hands this 20th 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 .

BOOK 6345 PAGE 759

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) 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 of FOX RIDGE COMPANY, a Limited Partnership.

Witness my hand and official seal at office at Nashville, on this the 20th day of July 19 84

My commission expires 1/19/88

Deborah P. Buxton
Notary Public

DEBORAH P. BUXTON NOTARY PUBLIC STATE OF FLORIDA DAVIDSON COUNTY

WARRANTY DEED

FROM
FOX RIDGE COMPANY, a Limited Partnership

TO
RANDY E. Butler, 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

I-38670

FELIX Z. ALLISON JR. REGISTER
DAVIDSON COUNTY, TN
JUL 25 3 06 PM '84

OFFICIAL RECEIPT

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

BOOK 6345 PAGE 760

RECEIVED OF _____

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

60350.00- CAMT.
156.75 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 163.25-
6811A07/25/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-38670

IDENTIFICATION REFERENCE

JUL 25 3 06 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0055778