Bot 35

FORM No. WD-1

C#: 24579(

BOOK 6348 PAGE 664

CHICAGO TITLE INSURANCE CO.
FIRST AMERICAN TITLE INSURANCE
DEAN [illegible] STREET
NASHVILLE, TENNESSEE 37203

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July 19 84

Notary Public

MY COMMISSION EXPIRES: [illegible]

(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 |
|---|---|---|
| J. Kelvin Pennington, et ux | Leader Federal Savings & Loan Assc. | Map 150-9- |
| (NAME) | (NAME) | |
| 2980 Owendale Drive | 3325 West End Avenue | Parcel 101 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Antioch, Tennessee 37013 | Nashville, Tennessee 37203 | 83-583-G |
| (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 J. Kelvin Pennington and wife, Rhonda S. Pennington

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 . 49 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, a Limited Partnership, 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 Pages 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 2980 Owendale Drive, Antioch, Tennessee 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 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 25th 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.

CHECK 07/30 163.28 1

7972

STATE OF TENNESSEE
COUNTY OF

BOOK 6348 PAGE 665

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 ~~his~~ several oaths) acknowledged (themselves ~~himself~~) to be the Vice President and Vice President respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that (they ~~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

Witness my hand and official seal at office at Nashville, Tennessee on this the 25th 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

Deborah P. Capps
Notary Public

WARRANTY DEED

FROM

Fox Ridge Company, a Limited Partnership

TO

J. Kelvin Pennington, et ux

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

RECEIVED FOR REFERENCE
JUL 30 2 45 PM '84
DAVIDSON COUNTY, TN
REGISTER

139608

## OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6348 PAGE 656

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

60300.00- CAMT.
156.73 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 163.23-
7972A07/30/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 9 6 0 8

IDENTIF. REFERENCE

JUL 30 2 49 PM '64

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0056900