FORM NO. WD-1

WALT, DYER & JAMES
ATTORNEYS AT LAW
C-301; 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

BOOK 6365 PAGE 42

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,300

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 19 84

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Alonza Etta, III (NAME) | Leader Federal S & L Assc. (NAME) | Map 150-9 |
| 2948 OwendaleDrive (STREET ADDRESS OR ROUTE NUMBER) | 3325 West End Avenue (STREET ADDRESS) | Parcel 91 |
| Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37203 (CITY) (STATE) (ZIP) | |

FOR AND IN 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 Alonza Etta, III and wife, Mary H. Etta

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. 57 on the Plan of Forest View Park, Section Four Phase One of record in Plat Book 5800, Page 289, 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 Deed 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 2948 Owendale 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 heirs 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 17th day of August, 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.

08/22 17[illegible] CHECK

4131

STATE OF TENNESSEE
Davidson County

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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
Davidson County

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 (his ~~oath~~ their several oaths) acknowledged (~~himself~~ themselves) to be the Vice President and Vice President respectively of the ~~Fox Ridge Homes, Inc.~~ the within named bargainor, a corporation, and that (~~he~~ they) as such Vice President 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 of FOX RIGE COMPANY, a Limited Partnership

Witness my hand and official seal at office at Nashville on this the 17th day of August, 19 84

My commission expires ~~1/19/88~~ 2-14-87.

Notary Public

**WARRANTY DEED**

FROM
Fox Ridge Company, a Limited Partnership

TO
Alonza Etta, III

PREPARED BY:
WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215
Phone: (615) 297-0925

I 4 4 6 5 8

IDENTIF. REFERENCE

AUG 22 10 56 AM '84

FELIX A. ANDERSON JR. REGISTER
DAVIDSON COUNTY, TN

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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

66300.00- CAMT.
178.38 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 178.38-
4131A08/22/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 4 6 5 8

IDENTIF. REFERENCE

AUG 22 10 56 AM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 0062855