FORM No. WD-1

Prepared by: Mail
WALT, DYER & JAMES
Return to => ATTORNEYS AT LAW
C-301, 2[illegible] RICHARD JONES RD.
[illegible]

BOOK 6368 PAGE 508

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~63,800.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF August 1984

Notary Public

MY COMMISSION EXPIRES:

(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
Karl E. Payton (NAME)	Leader Federal Savings & Loan Assc. (NAME)	Map 42-7-A
904 Candlewick Court (STREET ADDRESS OR ROUTE NUMBER)	3325 West End Avenue (STREET ADDRESS)	Parcel 72
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37203 (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 Karl E. Payton, and wife, Rica S. Payton

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. 339 on the Plan of Heritage Square, Phase III, as of record REVISED 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 acccurate 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 Book 6312, Page 606, Register's Office for Davidson County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6011, Page 166-179 and the Amendment to the Restrictive Covenants of record in Book 6122, Pages 483 through 485, Said Register's Office.

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.

unimproved ( ) property, known as 904 Candlewick Court, Madison, Tennessee 37115
This is improved (XX)
(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 23rd day of August, 1984

Fox Ridge Company, a Limited Partnership BY: Fox Ridge Homes, Inc., General Partner

W. B. Hughes

Deborah P. Buford

Certificate of Limited Partnership of record in Book 6063, Page 891, said Register's Office.

STATE OF TENNESSEE
COUNTY OF

BOOK 6368 PAGE 509

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 ~~XXXXXXXXXXXXXXXX~~ Deborah P. Buford with whom I am personally acquainted and who upon (their ~~his~~ several oaths) acknowledged (~~himself~~ 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 Deborah P. Buford 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 seal at Nashville, TN on this the 23rd day of August 19 84

My commission expires 4-14-87

_____
Notary Public

WARRANTY DEED

FROM

TO

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

3635 08/28 172.38- CHECK

145837

IDENTIFICATION REFERENCE

Aug 29 11 29 AM '84

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
			63800.00- CAMT.	
			165.88 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 172.38-	
5635A	08/28/64		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

145837.

IDENTIFICATION REFERENCE

AUG 29 11 39 AM '64

DAVIDSON COUNTY, TN

No. 0064311