FORM NO. WD-1

BOOK 6370 PAGE 292

Prepared by:
WALL, DYER & JAMES
ATTORNEYS AT LAW
C-301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 DAY OF [illegible] 19 84.

Notary Public

MY COMMISSION EXPIRES: 10-24-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Fox Ridge

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES WALKER (NAME)	LEADER FEDERAL SAVINGS & LOAN (NAME)	MAP 42-7-A
1208 Colonial Ct (STREET ADDRESS OR ROUTE NUMBER)	3325 West End Avenue (STREET ADDRESS)	Parcel 88
MADISON TN 37115 (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 ~~James E. Walker, and wife, Jennifer Walker~~ (Jennifer Walker also known as Jennifer J. Walker)

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:

Revised

BEING Lot No. 322 on the Plan of Heritage Square Phase III, as 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 of record in Book 6312, Page 603, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6071, Page 169-179, and the Amendment to the Restrictive Covenants 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.

This is unimproved ( ) improved (XX) property, known as 1208 Colonial Ct. (House Number) Madison, TN 37115 (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 24th day of AUGUST, 1984

Fox Ridge Company, a Limited Partnership

~~BY: Fox Ridge Homes, Inc., General Partner~~

W B Hughes

BY: W. B. HUGHES

Deborah P. Buford

BY: DEBORAH P. BUFORD

Certificate of Limited Partnership of record in Book 6063, Page 891, said

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 Deborah C. Butler 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 C.O.S. (Woody) as such Vice President, and attesting the same by the said Deborah C. Butler as such Vice President. All As the act and deed of the corporation as the voluntary parties of Fox Ridge Homes, Inc. claims purposes

Witness my hand and official seal at office at Nashville, Tn. on this the 24 day of August, 19 84

My commission expires 4-4-87

_____
Notary Public

WARRANTY DEED

FROM

TO

PREPARED BY:

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

3345 08/30 134.00- CHECK

I-46351

IDENTIF. REFERENCE

AUG 30 10 09 AM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6370 PAGE 294

FOR

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

60650.00- CAMT.
157.56 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 164.06-
6345A08/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 6 3 5 1

T
IDENTIF. REFERENCE

AUG 30 10 08 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0064991