6636 PG 442

FORM NO. WD-1

Prepared by

ATTYS

NASHVILLE, TN 37215

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,675.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September 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
William D. Lutton (NAME)	eader Federal Savings & Loan Assc. (NAME)	Map 156-2
968 Beech Bend Drive (STREET ADDRESS OR ROUTE NUMBER)	3325 West End Avenue (STREET ADDRESS)	Parcel 217
Nashville, TN 37221 (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 William D. Lutton and wife, Vanessa J. Lutton (William D. Lutton also known as William David Lutton)

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. 822 on the Plan of Harpeth Woods, Section IV as of record in Plat Book 5200, Page 560, Register's Office for Davidson County, Tennessee, to which plan 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 of record in Book 6067, Page 852, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Deed Book 6097, Pages 569 through 564, 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 restrictions and easements of record.

This is unimproved ( ) improved (XX) property, known as 968 Beech Bend Drive, Nashville, TN 37221
(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 this 28th day of September, 1984

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

BY: W. B. Hughes

BY: Alphonse H. Davis

Recorded in [illegible]

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 _____

_____

_____

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 (their several oaths) acknowledged (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.

Witness my hand and official seal at office at Nashville, TN on this the 28th day of September, 1984. 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

Notary Public

WARRANTY DEED

FROM
Fox Ridge Company, a Limited Partnership

TO
William D. Lutton, et ux

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

10/34 173.22 - CHECK

I 5 4 4 0 5

IDENTIF. REFERENCE

Oct 4 12 26 PM '84

FEE $ _____ REGISTER
DAVIDSON COUNTY, TN

5106

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 6396 PAGE 444

RECEIVED OF _____

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

66675.00- CAMT.
173.42 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 179.92-
6106A10/04/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 4 4 0 5 FEE

IDENTIF. REFERENCE

Oct 4 12 26 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0074470