FORM No. WD-1

BOOK 6406 PAGE 865

Prepared by
Mail JAMES A. WAECHTER
[illegible] ATTYS
[illegible]

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,200.00
[illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October, 84

[illegible] WAECHTER
Notary Public

MY COMMISSION EXPIRES [illegible]

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
EDWARD SEDDON -- 1187 VULTEE BOULEVARD NASHVILLE, TN 37217

| NAME AND ADDRESS OF NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBER |
|---|---|---|
| Rodney D. Royster (NAME) | Leader Federal Savings & Loan Assc. (NAME) | Map 42-7 A |
| 536 Heritage Lane (STREET ADDRESS OR ROUTE NUMBER) | 3325 Wert End Avenue (STREET ADDRESS) | Parcel 86 |
| 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 Rodney D. Royster and wife, Rita F. Royster

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. 324 on the Plan of Heritage Square, Phase III/Revised as of record in Plat Book 5200, Page 744 , Register's Office for Davidson County, Tennessee to which plan reference is here 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 James M. Fischer, Jr. of record in Deed Book 6354 Page 197 , said Register's Office.

THIS conveyance is subject to Restrictive Covenants of record in Book 6071, Page 766 through 779 and the Amendments to the Declaration of Restrictive Covenants of record in Book 6122, Pages 483-485, 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 improved ( ) unimproved ( ) property, known as XX 536 Heritage Lane (House Number) (Street), Madison, TN 37115 (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 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 11th day of October 84

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

[illegible]

BY: W. B. HUGHES

[illegible]
BY: ALPHONSE H. DAVIS

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

3220

BOOK 6406 PAGE 866

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public, duly commissioned for said County, 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

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) oath(s) acknowledge(s) himself/herself/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) (she) (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 in Nashville, Tennessee, this _____ day of _____, 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

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

Fox Ridge Company, a Limited Partnership

TO

Rodney D. Royster, et ux

RETURN TO:

SOUTHERN ESCROW COMPANY
[illegible] Valley Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON

RECORDER'S MEMO:
Document or Letter Quality at Printing is This
Document Unsatisfactory When Received.

157567

INSTRUMENT NUMBER

OCT 13 11 11 AM

RECEIVED FOR RECORD

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6406 PAGE 867

CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED

CC CERTIFIED COPY
REL RELEASE
UCC UNIFORM COMMERCIAL CODE

MISC MISCELLANEOUS
COTX STATE TAX CONVEY
MOTX STATE TAX MORT
PREFE PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

69200.00- CONT.
179.92 CONTAX
.50 PREF
6.00 MORTG
CHECK 186.42-
9920A10/18/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

157567

IDENTIFICATION REFERENCE
OCT 18 3 41 PM 1984
DAVIDSON COUNTY, TN

No.0078188