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FORM NO. WD-1

Prepared by:
JAMES A. WAECHTER
WARD, DYER & JAMES, ATTYS
6311, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

Return to

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October, 1984.

Notary Public

MY COMMISSION EXPIRES: 2-6-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kaye T. Dyer (NAME)	Leader Federal Savings & Loan (NAME)	Map 42-7-A
525 Heritage Lane (STREET ADDRESS OR ROUTE NUMBER)	3325 West EndAvenue (STREET ADDRESS)	102
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 ~~Kaye T. Dyer~~

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. 305 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 plat 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 of record in Deed Book 6361, Pgae 467, said Register's Office.

THIS conveyance is subject to Restrictive Covenants of record in Deed Book 6071, Pages 766 through 779, and the Amendment to the Restrictive Covenants of record in Deed Book 6122, Page 483, 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.

CHECK

This is unimproved ( ) improved (XX) property, known as 525 Heritage Lane, Madison, TN 37115
(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 hands this 12th day of October, 1984

Fox Ridge Company, a Limited Partnership

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

BY: W. B. HUGHES

BY: DEBORAH P. BUFORD

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

10/19 1.7.4

273

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 P. Buford 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 Deborah P. Buford as such Vice Presidnet

Witness my hand and official seal at office at Nashville, TN on this the 12th day of October, 84 All as the act and deed of the corporation of Fox Ridge Homes, Inc., General Partner.

My commission expires 1/19/88

Anne H. McKnight
Notary Public

ANNE H. McKNIGHT NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

Fox Ridge Company, Inc.

TO

Kaye T. Dyer

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

15784

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

61900.00- CAMT.
160.94 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 167.44-
0273A10/19/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 7 8 4 5

IDENTIF. REFERENCE

OCT 19 12 44 PM '84

REGISTER
DAVIDSON COUNTY, TN

No.0078528