Replaced #3e7
Hubbell

WALT, DYER & JAMES
ATTORNEYS AT LAW
301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

BOOK 6413 PAGE 901

FORM [illegible] WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,400.00

Maria Crabtree
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October, 19 84.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #
Dennis W. Robinson (NAME)	~~Leader Federal Savings & Loan Assc.~~ (NAME)	~~Map 42-7-A~~
528 Heritage Lane (STREET ADDRESS OR ROUTE NUMBER)	~~3325 West End Avenue~~ (STREET ADDRESS)	~~Parcel 89~~
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 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 Dennis W. Robinson and wife, Betty I. Robinson

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. 319 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 hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Fox Ridge Homes, a Limited Partnership by deed from James M. Fischer, Jr. of record in Deed Book 6354, Page 197, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6071, Page 766 through 779 and the Amendment to the Declaration of Restrictive Covenants of record in Book 6122, Page 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 528 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 hand s this 23rd day of October, 19 84

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

BY: W. B. HUGHES

BY: ALPHONSE H. DAVIS

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

STATE OF TENNESSEE
Davidson County

6413 992

Personally appeared before me, _____, a Notary Public within 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 Alphonse H. Davis 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 Ridg 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 Pr esident, and attesting the same by the said Alphonse H. Davis 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 official seal, at office at Nahsville, TN on this the 23rd day of October, 19 84

My commission expires 1/19/88

_____
Notary Public

WARRANTY DEED

FROM

Fox Ridge Company, a Limited Partnership

TO

Dennis W. Robinson, etux

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-401
[illegible]
Phone: (615) 297-0945

IDENTIFICATION REFERENCE

FILED FOR RECORD AND RECORDED
DAVIDSON COUNTY, TN
Oct 29 2 49 PM 1984

15989

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6413 PAGE 903

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

61400.00- CAMT.
159.64 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 166.14-
2798A10/29/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:59896

IDENTIF. REFERENCE

OCT 29 2 49 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0080983