FORM NO. WD-1

Prepared by:
JAMES A. WAECHTER
WALT, BIER & JAMES, ATTYS
C-301, 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 $61,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November 19 84

Notary Public

MY COMMISSION EXPIRES: 4-22-87

(AFFIX SEAL)

BOOK 6421 PAGE 155

THIS INSTRUMENT WAS PREPARED BY
FOX RIDGE

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Anthony Shelly (NAME)	Leader Federal Savings & Loan Assc. (NAME)	Map 150-9
2956 Owendale Drive (STREET ADDRESS OR ROUTE NUMBER)	3325 West End Avenue (STREET ADDRESS)	Parcel 95
Antioch, TN 37013 (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 John Anthony Shelly and wife, Marla Jayne Shelly

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. 55 on the Plan of Forest View Park, Section IV, Phase Two of record in Plat Book 5200, Page 674, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Fox Ridge Company, a Limited Partnership by deed from Kate Barksdale, Cain, Trustee and John E. Cain, III of record in Book 6158, Page 238, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of reocrd in Book 6312, Page 609 through 613, 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 improved XXX unimproved ( ) property, known as 2956 OWENDALE DRIVE, ANTIOCH, TN 37012
(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 5th day of November, 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

BOOK 6421 PAGE 156

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 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 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 NASHVILLE, TN on this the 5th day of NOVEMBER, 84

My commission expires 1/19/88

Deborah P. Buford
Notary Public

DEBORAH P. BUFORD NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Fox Ridge Company, a Limited Partnership

TO
John Anthony Shelly, et ux

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

11/07 1935.62 - CHECK

162027

IDENTIF. REFERENCE

Nov 7 11 37 AM '84

DAVIDSON COUNTY, TN

RUSH

5332

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6421 PAGE 157

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

61200.00- CAMT.
159.12 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 165.62-
5332A11/07/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-6207

IDENTIF. REFERENCE

Nov 7 11 37 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0083430