FORM NO. WD-1

Mail to: Prep
C-301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,550.00

Dora Weakley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November 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 |
|---|---|---|
| D'Wayne L. Christians (NAME) | Leader Federal Saving s& Loan Asso (NAME) | Map 150-9 |
| 3009 Kinwood Drive (STREET ADDRESS OR ROUTE NUMBER) | 3325 West End Avenue (STREET ADDRESS) | Parcel 118 |
| Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37208 (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 D'Wayne L. Christians and wife, Gini Jaynes Christians

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. 32 on the Plan of Forest View Park, Section IV, Phase Two as 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 and accurate description. Said plat having been amended by instrument of record in Book 6444, page 976, said Register's Office. 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 as of record in Deed Book 6158, Page 238, said Register's Office.

THIS conveyance is subject to Restrictive Covenants of record in Book 6312, Pages 609 through 613, 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 ( ) property, known as 3009 Kinwood Drive, Antioch, TN 37013
(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 21st 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.

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STATE OF TENNESSEE
Davidson County

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 (~~his~~ oath) (himself) (~~herself~~) 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 21st day of November, 19 84

My commission expires ~~1/19/88~~ 4/19/87

Deborah L. Bryant
Notary Public

# WARRANTY DEED

FROM
Fox Ridge Company, a Limited Partnership

TO
~~D'Wayne L. Christians, e t ux~~

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

I.D.S.T.

IDENTIFICATION REFERENCE

DEC 12 3 13 PM '84

FELIX A. MCLOCKLIN REGISTER
DAVIDSON COUNTY, TN

**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 |
|---|---|---|---|---|

62550.00- CAMT.
162.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 169.00-
4717A12/12/84 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I 6 9 5 7 7

IDENTIF. REFERENCE

Dec 12 3 13 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92558