File Box 3

FORM No. WD-1

BOOK 6452 PAGE 84

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 19 84.

Notary Public

MY COMMISSION EXPIRES: 7-18-87

(AFFIX SEAL)

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

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kevin K. Kerns (NAME)	Dominion Bancshares Mortgage Corporati (NAME)	MAP 161-10A
5304 Village Way (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street Suite 200 (STREET ADDRESS)	PARCEL 49
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Fairfax, Virginia 22031 (CITY) (STATE) (ZIP)	6DU-80159

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 Kevin K. Kerns, unmarried

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. 68 as shown on the plat of Villages of Brentwood, Phase One, of record in Book 5200, Page 613, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Fox Ridge Company, a Limited Partnership by deed from George T. Hicks and wife, Sallie R. Hicks of record in Book 6392, Page 312, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6143, Page 11, Register's Office for said County.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of way for public utilites.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is improved XX / unimproved ( ) property, known as 5304 Village Way (House Number) (Street), Nashville, TN 37211 (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 covey 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 14th day of December, 1984

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

Attest: Alphonse H. Davis
Alphonse H. Davis, Vice President

By: W. B. Hughes
W. B. Hughes, Vice President

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

12/15 [illegible]

5396

BOOK 6452 PAGE 85

STATE OF TENNESSEE
COUNTY OF

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
COUNTY OF Davidson

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 ~~XXXXXX~~ ~~XXXXXX~~ 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, and corporation, and that ~~XX~~ (they) as such Vice President and Vice President being authorized so to do, execute 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 on this the 14th day of December 1984

My commission expires 7-18-87

Notary Public

WARRANTY DEED

FROM

Fox Ridge Company

TO

Kevin K. Kerns

IDENTIF. REFERENCE

T

Dec 19 8 51 AM '84

REGISTER
DAVIDSON COUNTY, TN

17 1 1 4.0

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY AT LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

RECEIVED OF _____

FOR _____

BOOK 6452 PAGE 86

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

78300.00- CAMT.
203.58 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 210.08-
6596A12/19/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7-1-1-4-0

IDENTIF. REFERENCE

Dec 19 8 51 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 94388