FORM NO. WD-1

Ret to

WALT, [illegible] & JAMES
Attys at Law
C-301, [illegible] RD,
[illegible], TN 37215

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,950.00

Phyllis Starkey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 84

Notary Public

MY COMMISSION EXPIRES: 4-3-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PREPARED BY [illegible] & JAMES, ATTYS
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Doyle	Leader Federal Savings & Loan	
(NAME)	(NAME)	
5120 Village Trace	3325 West End Avenue	161-10-A
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	147
Nashville, TN 37211	Nashville, Tenn. 37203	
(CITY) (STATE) (P. O. ZIP)	(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 James R. Doyle and Linda S. Doyle , both 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. 163 on Plan of Villages of Brentwood, Phase Two as of record in Plat Book 6250, Page 169, 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 Company, a Limited Partnership by deed from George T.Hicks and wife, Sallie R. Hicks of record in Book 6402, Page 78, said Register's Office.

THIS conveyance is subject to Restrictive Covenants of record in Book 6143, Page 11 said Register's Office, as amended and made applicable to the subject property by instrument of record in Book 6398, Page 495, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions, set back lines, easements and rights of way for public utilities.

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

This is unimproved (XX) improved ( ) property, known as 5120 Village Trace, Nashville, TN 37211
(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 31st day of December, 84

FOX RIDGE COMPANY, A LIMITED PARTNERSHIP
BY: Fox Ridge Homes ,Inc., General Partner

BY: W. B. HUGHES

BY: DEBORAH P. BUFORD

01/03 201.24- CHECK

598

BOOK 6467 PAGE 2

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 Deborah P. Buford with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the Vic ePresident and Vic e President respectively of the Fox Ridg eHomes, Inc. the within named bargainor, a corporation, and that (he) as such Vic ePresident and Vice President (they), 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 President. All as the act and deed of the Corporation of FOX Ridge Company, a Limited Partnership.

Witness my hand and official seal at office at Nashville, TN on this the 3rd day of December, 1984

My commission expires 4-14-87

Notary Public

JANICE A. VAUGHN NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Fox Ridge Company, a Limited Partnership

TO
James R. Doyle &
Linda S. Doyle

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

17431 4.

IDENTIF. REFERENCE

JAN 3 9 19 AM '85

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6467 PAGE 3

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

74950.00- CAMT.
194.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 201.24-
0598A01/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 4 3 1 4

IDENTIF. REFERENCE

JAN 3 9 12 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 98300