FORM NO. WD-1

BOOK 6478 PAGE 277

Ret to

WALT, DYER & JAMES
ATTORNEYS AT LAW
C-301, 2[illegible] WOODMONT BLVD.
NASHVILLE, TN 37215

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,300.00

Robert M. Loftus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF January, 1985

Notary Public

MY COMMISSION EXPIRES: 4-4-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PREPARED BY WALT, DYER & JAMES, ATTYS
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Loftus (NAME)	Leader Federal Savings & Loan Assc. (NAME)	Map 61-10-A
5140 Village Trace (STREET ADDRESS OR ROUTE NUMBER)	3325 West End Avenue (STREET ADDRESS)	169
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 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 Robert M. Loftus and wife, Dale W. Loftus and Joyce S. Salter, married

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.168 on the Plan of Villages of Brentwood, Phase II 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, Register's Office for said County.

THIS conveyance is subject to a Declaration of Covenants, Conditions and Restrictions, 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, 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.

unimproved ( )
This is improved (XX) property, known as 5140 Village Trace, Nashville, Tennessee 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 hand s this 15 day of January, 1985

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

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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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the Vic ePresident and Vice President respectively of the ~~Fox Ridge Homes, Inc.~~ the within named bargainor, a corporation, and that (he) as such Vice President 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 Alphonse H. Davis, 3RD 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, Tennessee~~ on this the day of January, 19 85

My commission expires 1-19-88

Deborah P. Bryant
Notary Public

5093 01/20 207.48- CHECK

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IDENTIF. REFERENCE

JAN 22 10 53 AM '85

REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Fox Ridge Company, a Limited Partnership

TO

Robert M. Loftus, et ux

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215

Phone: (615) 297-0925

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

77300.00- CAMT.
200.98 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 207.48-
5093A01/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 8 0 8 2

IDENTIF. REFERENCE

JAN 22 10 53 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 102668