FILE BOX 3 FORM No. WD-1

BOOK 6484 PAGE 750

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,180.00

Douglas Herman Lansford, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January, 19 85

Notary Public

MY COMMISSION EXPIRES: 4/18-87

(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
Douglas Herman Lansford, Jr. (NAME)	City Federal Savings and Loan Associat (NAME)	MAP 150-9
2993 Owendale Drive (STREET ADDRESS OR ROUTE NUMBER)	404 BNA Drive, Suite 201 (STREET ADDRESS)	PARCEL 127
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	2D-36672

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 Douglas Herman Lansford, Jr. and wife, Robyn Grebel Lansford

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. 23, Section Four, Phase Two, Forest View Park, 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 legal description.

BEING part of the same property conveyed to Fox Ridge Company 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 record in Book 6312, Page 609, 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 utilities.

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

1:8 0 2 7:8
IDENTIF. REFERENCE
JAN 31 9 16 AM '85
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 2993 Owendale 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 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 28th day of January, 1985

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

Attest: W. B. Hughes, Vice President

By: Alphonse H. Davis, Vice President

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

01/28/2021 02 CHECK

BOOK 6484 PAGE 751

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 ~~Alphonse H. Davis~~ _____ and ~~W. B. Hughes~~ _____ with whom I am personally acquainted and who ~~XXXXXX~~ ~~XXXXX~~ 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 Alphonse H. Davis as such Vice President, and attesting the same by the said W. B. Hughes as such Vice President. All as the act and deed of the corporation as Genera Partner of Fox Ridge Company, a Limited Partnership.

Witness my hand and official seal at office at Nashville on this the 28th day of January 1985

My commission expires 7-18-87

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

Fox Ridge Company

TO

Douglas Herman Lansford, Jr.
Robyn Grebel Lansford

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 6484 PAGE 752

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
			75180.00- CAMT.	
			195.52 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 202.02-	
7823A01/31/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.8.0 2.7.8

IDENTIF. REFERENCE

JAN 31 9 16 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105323