04-57-406

file 46

FORM NO. WD-1

I. 82286

T. IDENTIF. REFERENCE

FEB 11 9 34 AM '85

FELIX A. ARNOLD, JR. REGISTER
DAVIDSON COUNTY, TN

BOOK 6490 PAGE 401

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~59,780.00~~

Tony W Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 19 85.

Carolyn B Smith
Notary Public

MY COMMISSION EXPIRES: 11-01-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony Wayne Davis (NAME)	Security Federal Savings & Loan Assc. (NAME)	Map 150-9
3100 Kinwood Court (STREET ADDRESS OR ROUTE NUMBER)	4235 Hillsboro Road (STREET ADDRESS)	Parcel 105
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (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 Tony Wayne Davis

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. 45 on the Plan of Forest View Park, Section Four, Phase Two of record in Plat Book 5200, Page 674, Register's Office 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 Homes, Inc. by deed from Kate Barksdale Cain, Trustee and John E. Cain, III of reocrd in Book 6158, Page 238, Register's Office for said County.

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 Restrictive Covenants of Record in Book 6312, Pages 609 through 613, Register's Office for said County.

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

CHECK

02/11 161.98

224

unimproved ( )
This is improved (X) property, known as 3100 Kinwood Court, 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 31st day of January, 19 85

FOX RIDGE COMPANY, a Limited Partnership
BY: FOX RIDGE HOMES, INC., General Partner

W. B. HUGHES DEBORAH P. BUFORD

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

THE UNDERSIGNED

Before me, _____, 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 VICE PRESIDENT and VICE PRESIDENT respectively of the FOX RIDGE HOMES, INC. the within named bargainor, a corporation, and that (he) as such VICE PRESIDENT (they) 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 DEBORAH P. BUFORD 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 31st day of January, 1985.

My commission expires 1/19/88

My Commission Expires JAN. 19, 1988

Anne H. McKnight
Notary Public

ANNE H. McKNIGHT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

FOX RIDGE COMPANY, a LIMITED PARTNERSHIP

TO

TONY WAYNE DAVIS

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

59780.00- CAMT.
155.48 CSTAX
.60 PRFEE
6.00 WDEED
CHECK 161.98-.
0224A02/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-82286

IDENTIF. REFERENCE

FEB 11 9 34 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 107647