BOOK 6536 PAGE 287

This Form furnished by Attorneys Title Company, Inc. Form No. WD-3

FROM

Fox Builders, Inc.

TO

Charles A. Graham et ux

For draftsman's use

THIS INSTRUMENT WAS PREPARED BY
SCRUGGS, LE ROY & BERRY, P.A.
P. O. BOX 2707
NASHVILLE, TENN. 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles A. Graham et ux (NAME) | Same (NAME) | Map 157 |
| 493 Cave Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par. 56 |
| Nashville TN 37210-2301 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

(FOR REGISTER'S USE)

1.9.7.6.1.3 — IDENTIF. REFERENCE

APR 10 11 18 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PAID

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 59,328.00 Gene Fox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF April 19 85.

Richard A. Johnson
Notary Public

MY COMMISSION EXPIRES: 10/19/86
(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

NOTARY PUBLIC

FOX BUILDERS, INC., A Tennessee Corporation, has ~~have~~ does bargained and sold, and by these presents do transfer and convey unto the said

CHARLES A. GRAHAM and wife, SUZANNE B. GRAHAM, 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. 7 on the Plan of Devonshire Manor, Section One, of record in Book 5200, pages 122 and 123, Register's Office for Davidson County, Tennessee.

Form No. WD3a

Said Lot No. 7 fronts 173.0 feet on the easterly side of Edinburgh Drive and runs back 261.39 feet on the northerly line and 249.46 feet on the southerly line in the rear on which it measures 211.02 feet.

Being part of the same property conveyed to Fox Builders, Inc. by deed from Third National Bank in Nashville and Evelyn Jones Patterson, Executors, of record in Book 6525, page 324, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 5381, page 394, Register's Office for Davidson County, Tennessee; owner's certificate, a 75 foot minimum building setback line from Edinburgh Drive, a 10 foot public utility and drainage easement along the northerly line of said lot, a 20 foot public utility and drainage easement along the rear line of said lot, an anchor easement in the northwest and southwest front corners of said lot and layout of building sites and overflow fields as shown on plan of record in Book 5200, pages 122 and 123, Register's Office for Davidson County, Tennessee.

This is unimproved ( X ) improved ( ) property, known as Edinburgh Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CHARLES A. GRAHAM and wife, SUZANNE B. GRAHAM, their heirs and assigns, forever.

And it does covenant with the said Charles A. Graham and wife, Suzanne B. Graham, that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as hereinabove set forth, and taxes for the year 1985, subject to which this conveyance is executed.

And Fox Builders, Inc. do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Charles A. Graham and wife, Suzanne B. Graham, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 17 day of April, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

FOX BUILDERS, INC.

By: Cecil F. Fox, President

Richard A. Johnson

10/12/84

NOTARY PUBLIC

288

288

Form No. WD3b

BOOK 6536 PAGE 289

**STATE OF TENNESSEE**
**Davidson County.**

Personally appeared before me, Richard A Johnson, a Notary Public in and for said County and State, the within named Cecil F. Fox

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of April, 1985.

Richard A Johnson Notary Public

Commission Expires 10/19/86

**STATE OF** .....
**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, (or proved to me on the basis of satisfactory evidence) 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___.

_____ Notary Public

Commission Expires _____

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared Cecil F. Fox

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Fox Builders, Inc. a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of April, 1985.

Richard A Johnson Notary Public

Commission Expires 10/19/86

CHECK
04/16 153.63
3240

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 6536 PAGE 290

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 69328.00- CAMT. | |
| | | | 154.18 CSTAX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK 163.68- | |
| | | | 9240A04/18/85 BAL .00 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I.8.7.6.1.3.

IDENTIF. REFERENCE

APR 18 11 18 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 126145