FILE BOX 3

BOOK 6568 PAGE 69

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,150.00

Gerald H Waering
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 19 85

Notary Public

MY COMMISSION EXPIRES: 10-14-85

(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 |
| Gerald H. Waering | Dominion Bancshares Mortgage Corporati | MAP 150 |
| (NAME) | (NAME) | |
| 3100 Cedarcliff Circle | 9900 Main Street, Suite 200 | PARCEL 345 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Antioch, TN 37013 | Fairfax, Virginia 22031 | |
| (CITY) (STATE) (P O ZIP) | (CITY) (STATE) (ZIP) | |

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 Gerald H. Waering and wife, Kathy L. Waering

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. 74, Subdivision Plan for Phase 1, Forest View Park, Section V, of record in Plat Book 6250, page 203, 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, a Limited Partnership by deed from Kate Barksdale Cain, Trustee and John E. Cain, III, of record in Book 6482, page 832, 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.

J 0 8 4 8 3

IDENTIF. REFERENCE

MAY 30 9 22 AM '85

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( ) This is improved (XX) property, known as 3100 Cedarcliff Circle, 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 24th day of May, 1985

BY: Fox Ridge Homes, Inc., General Partner
Attest:
W.B. Hughes, Vice-President

Fox Ridge Company
By:
Alphonse H. Davis, Vice-President

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

3577

BOOK 6568 PAGE 70

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 upon (their several oaths) acknowledged (themselves) to be the 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 General Partner of FOX RIDGE COMPANY, a Limited Partnership

Witness my hand and official seal at office at Nashville on this the 24th day of May 19 85

My commission expires 10-14-85

Notary Public

NOTARIAL SEAL AT LARGE DAVIDSON COUNTY, TENNESSEE

**WARRANTY DEED**

**FROM**

Fox Ridge Company

**TO**

Gerald H. Waering
Kathy L. Waering

**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 6568 PAGE 71

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

86150.00- CAMT.
223.86 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 230.36-
2577A05/30/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O. 84483

IDENTIF. REFERENCE T

MAY 30 9 22 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 139145