FILED 3

FORM NO. WD-4

BOOK 6582 PAGE 208

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,700.00

Eileen A. Owens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June 19 85

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

| NAME / ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ouida Joann Karnes (NAME) | Atlantic Coast Mortgage Company (NAME) | MAP 150-5 |
| 2912 Owendale Drive (STREET ADDRESS OR ROUTE NUMBER) | 3819 S. George Mason Dr., Suite G (STREET ADDRESS) | PARCEL 321 |
| Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP) | Baileys Crossroads, VA 22041 (CITY) (STATE) (ZIP) | 2D-36663 |

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 Ouida Joann Karnes and Eileen A. Owens, both unmarried

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. 66, Section Four, Phase One Forest View Park of record in Plat Book 5800, Page 289, 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 existing restrictions and easements of record.

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.

unimproved ( ) This is improved (XX) property, known as 2912 Owendale Drive, (House Number) (Street) Antioch, TN 37013 (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 12th day of June, 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.

STATE OF TENNESSEE
COUNTY OF

BOOK 6582 PAGE 209

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, ~~or proved to me on the basis of satisfactory evidence~~ and W. B. Hughes with whom I am personally acquainted and who 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 (he) (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 12th day of June 19 85

My commission expires 7-18-87

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

FROM Fox Ridge Company

TO Ouida Joann Karnes
Eileen A. Owens

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

J 1 3 0 2 7

IDENTIF. REFERENCE

JUN 14 8 40 AM 1985

FEES & TAXES REGISTER
DAVIDSON COUNTY, TN

## OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6582 PAGE 210

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 66700.CO- CA1T. | |
| | | | 173.42 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 MDEED | |
| | | | CHECK | 179.92- |
| | | | 8234A06/14/85 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 3 0 2 7

IDENTIF. REFERENCE

JUN 14 8 40 AM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 144656