FORM No. WD-1

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STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,800.00

Edward W. Oliphant
Affiant

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

Dana C. Pate
Notary Public

MY COMMISSION EXPIRES: 2-4-89

(AFFIX SEAL)

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

NAME		ADDRESS		MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS:		SEND TAX BILLS TO:		MAP-PARCEL NUMBERS
Edward W. Oliphant		Atlantic Coast Mortgage Company		MAP 150-9
(NAME)		(NAME)		
2972 Owendale Drive		3819 S. George Mason Dr.,Suite G		PARCEL 99
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)		
Antioch, TN 37013		Baileys Crossroads, VA 22041		2D-36648
(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 Edward W. Oliphant and wife, Resha C. Oliphant

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. 51, Forest View Park, Sec. 4, Phase I, plat of which is 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 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.

J 20129

T
IDENTIF. REFERENCE

JUL 12 8 14 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 2972 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 June, 19 85

BY: Fox Ridge Homes, Inc, General Partner — Fox Ridge Company, a Limited Partnership

Attest: W.B. Hughes — By: Alphonse H. Davis

W.B. Hughes, Vice-President — 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 6604 PAGE 449

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 or proved to me on the basis of satisfactory evidence 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~~ as such Vice-President (they)

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 28th day of June 19 85

My commission expires 7-18-87.

Notary Public

WARRANTY DEED

FROM

~~Fox Ridge Company~~

TO

Edward W. Oliphant
~~Resha C. Oliphant~~

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 _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			65000.00- CAMT.	
			171.08 CSTAX	
			.50 PRFEE	
			6.00 TDEED	
	VD		6.00- TDEED	
			6.00 WDEED	
			CHECK	177.58-
6948A07/12/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J20129

T
IDENTIF. REFERENCE

JUL 12 8 14 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 153167