FORM NO. WD-1

BOOK 6606 PAGE 447

Prepared by:
VIALT, DYER & JAMES
ATTORNEYS AT LAW
C-301, [illegible] OLD HICKORY BLVD.
NASHVILLE, TN 37215

Prepared by

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,183.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF July, 19 85

Notary Public

MY COMMISSION EXPIRES: 1-14-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marc B. Lyon	Leader Federal Savings & Loan	Map 141-12-B
(NAME)	(NAME)	
1404 Brenner Court	3325 West End Avenue	Parcel 45
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Nashville, TN 37203	
(CITY) (STATE) (P. O. ZIP)	(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 Marc B. Lyon and wife, Jean R. Lyon

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. 52 on the Plan of Southampton Phase III, as of record in Plat Book 5200, p 689 & 690, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Fox Ridge Company, a Limited Partnership by deed from Joseph L. Lackey, Jr., Trustee, of record in Book 6514, Page 340, Register's Office for said County.

THIS convyeance is subject to Restrictive Covenants of record in Book 6120, Page 450-469, 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 any and all restrictions and easements of record.

CHECK

This is unimproved ( ) improved (X) property, known as 1404 Brenner Court, Nashville, Tennessee 37221
(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 hands this 10th day of July, 1985

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

BY: W. B. HUGHES BY: DEBORAH P. BUFORD

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

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

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared W. B. Hughes and Deborah P. Buford (his oath) with whom I am personally acquainted and who upon (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 and Vice President (they), 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 Gen Partner of Fox Ridge Company, a Limited Partnership.

Witness my hand and official seal at office at Nashville, Tennessee this the 10th day of July, 1985.

My commission expires ~~1/19/88~~ 4-14-87

_____
Notary Public

Partnership

WARRANTY DEED

FROM

Fox Ridge Company, a Limited Par

TO

Marc B. Lyon, et ux

FELIX W. WILSON III REGISTER
DAVIDSON COUNTY, TN
Jul 15 2 59 PM '85

IDENTIFICATION REFERENCE

8 9 0 7 0 2

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
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

74183.00- MAMT.
192.92 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 199.42-
7B14A07/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 0 7 6 8

T
IDENTIF. REFERENCE

JUL 15 3 00 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 154017