FORM No. WD-1

WALT, EVERETT & JONES
ATTORNEYS AT LAW
C-301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

BOOK 6622 PAGE 430

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,958.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JULY 19 85

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
RONALD WAYNE BEAL	LEADER FEDERAL SAVINGS & LOAN	MAP 141-12-B
(NAME)	(NAME)	
~~1212 Brenner Drive~~ (STREET ADDRESS OR ROUTE NUMBER)	~~3325 West End Avenue~~ (STREET ADDRESS)	~~Parcel 41~~
Nashville, Tenn. 37221 (CITY) (STATE) (P.O. ZIP)	Nashville, Tenn. 37203 (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 Vicky Lyn Beal also known as Vicky L. Beal ~~Ronald Wayne Beal and wife, Vicky Lyn Beal~~ Ronald Wayne Beal also known as Ronald W. Beal

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. 34 on the Plan of Southampton Phase III, as of record in Plat Book 5200, Page 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 6516, Page 180 said Register's Office.

THIS conveyance is subject to Restrictive Covenants of record in Book 6120, Pages 450 through 469, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easments and rights of way for public utilities.

THIS conveyance is subject to any all existing restrictions and easments of record.

This is unimproved ( ) improved (XX) property, known as 1212 Brenner (House Number) Drive (Street), Nashville (P.O. Address), Tennessee (City or Town) 37221 (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 day of July, 19 85

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

BY: Alphonse H. Davis BY: Deborah P. Buford

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

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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 ~~_____~~ Deborah P. Buford with whom I am personally acquainted and who upon ~~his oath~~ (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, and corporation, and that ~~(he) as such~~ Vice President (they) Vice President and _____ 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 ~~_____~~ Deborah P. Buford 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, TN on this the 31 day of July 19 85

My commission expires 1/19/88

Annie W. McKnight
Notary Public

ANNIE W. McKNIGHT NOTARY PUBLIC DAVIDSON COUNTY TENN

2.6.0 6 4

IDENTIFICATION REFERENCE

AUG 5 1 01 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Fox Ridge Company, a Limited Partnership

TO
~~Ronald Wayne Beal, et ux~~

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	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

79950.00- CONT.
208.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 214.50-
4312A08/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26064

IDENTIFICATION REFERENCE

AUG 5 1 01 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 160350