BOOK 6746 PAGE 510 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,400

Donna Keadey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December 19 85

Notary Public

MY COMMISSION EXPIRES: 4/15/87

(AFFIX SEAL)

Return to
WALT, DYER & JAMES
ATTORNEYS AT LAW
C-301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215
Prepared by

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald L. Sanderson (NAME)	Leader Federal Savings & Loan (NAME)	Map 161-10-A
5060 English Village Dr. (STREET ADDRESS OR ROUTE NUMBER)	3325 West End Avenue (STREET ADDRESS)	Parcel 111
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37203 (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 Ronald L. Sanderson, and wife, Zackie B. Sanderson

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. 177 on the Plan of Villages of Brentwood, Phase Two as of record in Plat Book 6250, Page 169, 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 George T. Hicks and wife, Sallie R. Hicks of record in Book 6688, Page 126, said Register's Office.

THIS conveyance is subject to Restrictive Covenants of record in Book 6143, Page 11 and the amendment to the Restrictions in Book 6398, Page 495, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions, and set back .ines, if any, easements and rights of way for public utilitites.

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

6 4 1 4 5

IDENTIFICATION REFERENCE

Dec 27 9 42 AM '85

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 5060 (House Number) English Village Drive (Street) Nashville (P. O. Address) Tennessee (City or Town) 37211 (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 hand s this 20th day of December, 19 85

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

Alphonse H Davis
BY: ALPHONSE H. DAVIS

Deborah P Buford
BY: DEBORAH P. BUFORD

Certificate of Limited Partnership of record in Book 6063, Page 891, said Re ister's (

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 ~~XXXXXXXXXXXXXXXXXX~~Deborah P. Buford and Alphonse H. Davis 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, a corporation, and that ~~(he)~~ (they) as such Vice President and Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Deborah P. Buford as such Vice President, and attesting the same by the said Alphonse H. Davis as such Vice President

Witness my hand and official seal at office at Nashville, Tennessee on this the 20th day of December, 19 85

My commission expires 1/19/88

Anne W. McKnight
Notary Public

NOTARY PUBLIC

Partnership

WARRANTY DEED

FROM

Fox Ridge Company, a Limited Partnership

TO

Ronald L. Sanderson, et ux

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	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

0140 0- R.E.T.
211.00 R.TAX
.50 PRO
6.00 MTG
CHECK 213.14-
025A12/27/85 3M .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64145

IDENTIFICATION REFERENCE

DEC 27 9 42 AM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 205140