BOOK 6770 PAGE 889

FILE BOX 3

FORM NO. RD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,150.00

Kenneth A. Bush
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January 19 86

Notary Public

MY COMMISSION EXPIRES: 7-28-87

(AFFIX SEAL)

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

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Kenneth A. Bush (NAME) | Atlantic Coast Mortgage Company (NAME) | MAP 42-7-A |
| 592 Heritage Lane (STREET ADDRESS OR ROUTE NUMBER) | 3975 University Drive (STREET ADDRESS) | PARCEL 103 |
| Madison, TN 37115 (CITY) (STATE) (P.O. ZIP) | Fairfax, VA 22030 (CITY) (STATE) (ZIP) | 11D-92772 |

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 Kenneth A. Bush and wife, Kay C. Bush

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. 306 on the Plan of Heritage Square, Phase Three (Revised) of record in Plat Book 5200, page 744, 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, a Limited Partnership, by deed from James M. Fischer, Jr. and Mary V. Fischer, of record in Book 6683, page 667 and re-recored in Book 6770, page 887, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Plat Book 5200, page 744, Book 6122, page 483 and Book 6071, page 766 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.

unimproved ( ) This is improved (XX) property, known as 592 Heritage Lane, (House Number) (Street) Madison, TN 37115 (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 hand this 21st day of January, 19 86

Fox Ridge Homes, Inc. a General Partner — Fox Ridge Company

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.

BOOK 5770 PAGE 890

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 W. B. Hughes or proved to me on the basis of satisfactory evidence, with whom I am personally acquainted and who ~~XXXXXX~~ oath ~~XXXXX~~mself 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 (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 Fox Ridge Homes, Inc., a General Partner of Fox Ridge Company, a Limited Partnership

Witness my hand and official seal at office at Nashville on this the 21st day of January 86

My commission expires 7-18-87

_____
Notary Public

WARRANTY DEED

FROM
Fox Ridge Company

TO
Kenneth A. Bush
Kay C. Bush

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

7.18.77

IDENTIFICATION REFERENCE

JAN 28 8 10 AM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6770 PAGE 891

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

CK 168.00- BAIT
168.00 COTAX
.50 PRFEE
6.00 WDFEE
CHECK 168.00-
5846AD1/28/86 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1877.

IDENTIFICATION REFERENCE

JAN 28 8 10 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 214212