BOOK 5770 PAGE 915

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,750.00

Donna Weakley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January 19 86.

Notary Public

MY COMMISSION EXPIRES: 4-16-89

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfred T. Boswell (NAME)	Leader Federal Savings & Loan Assc. (NAME)	Map 161-10-A
5156 Village Trace (STREET ADDRESS OR ROUTE NUMBER)	3325 West End Avenue (STREET ADDRESS)	Parcel 173
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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 Alfred T. Boswell and wife, Phyllis A. Boswell
Alfred T. Boswell is also known as Alfred T. Boswell, Jr.

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. 172 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 6736, Page 990, Register's Office for Davidson County, Tennessee.

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

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.

This is unimproved ( ) improved (XX) property, known as 5156 Village Trace, Nashville, TN 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 24th day of January, 19 86

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

W. B. Hughes
BY: W. B. HUGHES

Alphonse H. Davis
BY: ALPHONSE H. DAVIS

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

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STATE OF TENNESSEE
Davidson County

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 Alphonse H. Davis (his oath) (himself) with whom I am personally acquainted and who 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, 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 Alphonse H. Davis as such ~~Partner of Fox Ridge~~ Vice President. All as the act and deed of the corporation as General Company, a Limited Partnership.

Witness my hand and official seal at office at Nashville, TN on this the 24th day of January, 1986.

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

_____
Notary Public

~~WARRANTY DEED~~

~~FROM~~

~~Fox Ridge Company, a Limited Partnershi~~

TO

Alfred T. Boswell, et ux

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215
Phone: (615) 297-0925

IDENTIFI REFERENCE

JAN 28 8 39 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7.1 8 8 2

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

RECEIVED OF _____

FOR _____

BOOK G770 PAGE 917

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

85788.00- CA.IT.
[illegible] OSTAX
.50 PRFE
6.00 WDEE
CHECK 209.50-
9561A01/28/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1882

IDENTIFICATION REFERENCE

JAN 28 8 39 AM '86

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TN

No. 214217