BOOK 6796 PAGE 48

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 86.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

mail

WALT, DYER & JAMES
ATTORNEYS AT LAW
ONE BURTON HILLS [illegible] SUITE 130
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel A. Cain, et ux (NAME)	Leader Federal Savings & Loan Assc. (NAME)	Map
Kinwood Drive (STREET ADDRESS OR ROUTE NUMBER)	3325 West End Avenue (STREET ADDRESS)	150-09468
Antioch, TN 37013 (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 Samuel A. Cain, and wife, Hweodolyn L. Cain

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. 107 on the Plan of Forest View Park, Section V, Phase II as of record in Plat Book 6250, Page 458, 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 John E. Cain, III and Kate Barksdale Cain, Trustee of record io Book 6482, Page 832, said Register's Office.

THIS conveyance is subject Restrictive Covenants of record in Book 6569, Pages 290 through 293, 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 existing restrictions and easements of record.

80343

IDENTIFICATION REFERENCE

Mar 5 8 40 AM '86

PEGGY Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

CHECK

unimproved ( )
This is improved (XX) property, known as Kinwood Drive, Antioch, TN 37013
(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 hand s this 28th day of February, 19 86

Fox Ridge Company, a Limited Partnership

BY: Fox Ridge Homes, Inc., General Partner

BY: W. B. HUGHES BY: ALPHONSE H. DAVIS

Certificate of Limited Partnership of record in Book 6063 Page 891 [illegible]

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 ~~Alphonse H. Davis~~ (his oath) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) (himself) to be the Vice President and ~~President~~ respectively of the ~~Fox Ridge Homes, Inc.~~ the within named bargainor, a corporation, and that (he) as such Vice President (they) and 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 W. B. Hughes as such Vice President, and attesting the same by the said Alphonse H. Davis as such President. All as the act and deed of the corporation as General Partner of Fox Ridge Company, a Limited Partnership. Nashville, TN

Witness my hand and official seal at office at _____ on this the 28th day of February, 86

My commission expires 1/19/88

Deborah P. Light
Notary Public

WARRANTY DEED

FROM

~~Fox Ridge Company, a Limited Partnership~~

TO

Samuel A. Cain, 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

61650.00- CONT.
212.65 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 215.15-
5845A03/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.00 0343

IDENTIFICATION REFERENCE

MAR 5 8 40 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 224247