BOOK 6798 PG 892

FILE BOX 3

FORM No WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,364.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 1986

Notary Public

MY COMMISSION EXPIRES: 10-14-89

(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
John A. Nickerson (NAME)	Atlantic Coast Mortgage Company (NAME)	150-9
3029 Cedarcliff Court (STREET ADDRESS OR ROUTE NUMBER)	8975 University Drive (STREET ADDRESS)	167
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	2D-

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 John A. Nickerson and wife, Michelle T. Nickerson

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. 95 on the Subdivison Plan of Forest View Park, Phase II, Section V of record in Plat Book 6250, page 458, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Fox Ridge Company, a Limited partnership by deed from Kate Barksdale Cain, Trustee and John E. Cain, III of record in Book 6482, page 832, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Book 6569, page 294 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.

8 1 1 9 6

IDENTIFICATION REFERENCE

MAR 7 8 05 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

This is improved ( ) unimproved ( ) property, known as 3029 Cedarcliff Court, 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 this 28th day of February, 19 86

Fox Ridge Homes, Inc., General Partner
Attest: W. B. Hughes
W. B. Hughes, Vice President

Fox Ridge Company
By: Alphonse H. Davis
Alphonse H. Davis, Vice President

Certificate of Limited Partnership of record in Book 6063, page 89, 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 ~~W. B. Hughes~~ or proved to me on the basis of satisfactory evidence _____ 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, and corporation, and that (he) 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., General Partner of Fox Ridge Company, a Limited Partnership.

Witness my hand and official seal at office at ~~Nashville~~ this the 28th day of ~~February~~ 19 ~~86~~

My commission expires 10 14 89

_____
Notary Public

WARRANTY DEED

FROM
Fox Ridge Company

TO
~~John A. Nickerson~~
Michelle T. Nickerson

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
			70364.00-	CAMT.
			163.04	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	169.54-
			0820A03/07/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 1 9 6

IDENTIFICATION REFERENCE

MAR 7 8 05 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 225198