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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,800.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 19 86.

Notary Public

MY COMMISSION EXPIRES: 7-20-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen W. Pate (NAME)	Atlantic Coast Mortgage (NAME)	Map 141-12-B
104 Eller Court (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	Parcel 75
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Fairfax VA 22030 (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 Stephen W. Pate and wife, Betty K. Pate

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. 70 on the Plan of Southampton, Section IV as of record in Plat Book 6250, Page 565, 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 Joseph L. Lackey, Jr. Trustee, of record in Book 6720, Page 665, 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.

68148

IDENTIFICATION REFERENCE

APR 2 | 13 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

This is unimproved (XX) improved ( ) property, known as Eller Court, 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 hand s this 31st day of March, 1986

Fox Ridge Company, a Limited Partnership

BY: Fox Ridge Homes, Inc., General Partner

BY: W. B. HUGHES

BY: Deborah P. Buford

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

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 Deborah P. Buford (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 Deborah P. Buford as such Vice President. All as the act and deed of the corporation as General Partner of Fox Ridge Company, a Limited Partnership.

Witness my hand and official seal at office at _____ on this the 31st day of March, 19 86

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

Anne L. McKay
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM
Fox Ridge Company, a Limited Partnership

TO
Stephen W. Pate, 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

104800.00- CAMT.
272.43 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 278.93-
9077A04/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88148

IDENTIFICATION REFERENCE

APR 2 1 13 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 233257