FILE BOX 3

FORM No. WD-1

BOOK 6819 PAGE 941

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

Benny Baggott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 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
Benny Baggot	Atlantic Coast Mortgage Company	MAP 42-7A
(NAME)	(NAME)	
1424 Sixpence Place	3975 University Drive	PARCEL 122
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Fairfax, VA 22030	11D-93239
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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 Benny Baggot and wife, Nita Baggot

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. 447 on the Plan of Heritage Square Phase Four described as follows: Beginning at a point in the southerly margin of Sixpence Place and the northeasterly corner of the herein described tract and common corner to the northwesterly corner of lot 448 said subdivision; thence following curve of the street with a radius of 123.12, N 47 deg. 29 min. W 54.60 feet to a point, thence S 11 deg. 52 min. W 126.00 feet to a point; thence N 88 deg. 23 min. 45 sec. E 79.94 feet to a point; thence N 2 deg. 28 min. E 104.02 feet to the point of beginning.
Being part of the same property conveyed to Fox Ridge Company, a Limited Partnership by deed from James M. Fischer, Jr. and wife, Mary V. Fischer of record in Book 6736, page 998, 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 Plat Book 6250, page 178 and Book 6407, page 59 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.

This is unimproved ( ) improved (XX) property, known as 1424 Sixpence Place, Madison, TN 37115
(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 March, 19 86

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

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

Certificate of Limited Partnership of record in Book 6063, page 891, said register's office

3424

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 himself 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) as such Vice President (they) 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 on this the 28th day of March 86

My commission expires 2-18-87 _____
Notary Public

88307

IDENTIFICATION REFERENCE

APR 3 8 16 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Fox Ridge Company

TO

Benny Baggot
Nita Baggot

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
			63500.00- CAMT.	
			165.10 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	171.60-
			9246A04/03/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88307

IDENTIFICATION REFERENCE

APR 3 8 16 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 233420