FILE BOX 3

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6854 PAGE 503

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ 85,550.00

R. Gregg Garland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May 19 86

Notary Public

MY COMMISSION EXPIRES:

(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
R. Gregg Garland	Atlantic Coast Mortgage Company	MAP141-12B
(NAME)	(NAME)	
7117 Bay Cove Trail	3975 University Drive	PARCEL 30
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Fairfax, VA 22030	9D-68739
(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 R. Gregg Garland and wife, Cathy L. Garland

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. 92 on the Plan of Southampton Subdivision, Phase II, as of record in Book 5200, page 595, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete legal description.

Being the same property conveyed to Fox Ridge Company by deed from Joseph L. Lackey, Jr., Trustee, of record in Book 6144, page 499, 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 6120, page 430 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.

9 9 8 9 8

IDENTIFI REFERENCE

May 13 8 56 AM '86

FELIX A WILSON JR REGISTER DAVIDSON COUNTY, TN

unimproved ( ) This is improved (XX) property, known as 7117 Bay Cove Trail, 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 9th day of May, 19 86

Fox Ridge Homes, Inc., General Partner
Attest: Deborah P. Buford
Deborah P. Buford, Vice President

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

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

STATE OF TENNESSEE
COUNTY OF

BOOK 6854 PAGE 504

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 Deborah P. Buford or proved to me on the basis of satisfactory evidence with whom I am personally acquainted and who

XXXXXX (he) 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) (they) 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 Deborah P. Buford 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 9th day of May 86

My commission expires 2-28-90

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

Fox Ridge Company

TO

R. Gregg Garland
Cathy L. Garland

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

85550.00- CAMT.
222.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 228.80-
3041A05/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99896

IDENTIFICATION REFERENCE

MAY 13 8 56 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 246886