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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 $ 99,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June 19 86.

Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Anthony Joyer (NAME)	Third National Mortgage Company (NAME)	Map 136-14
300 Starboard Court (STREET ADDRESS OR ROUTE NUMBER)	P.O.Box 2628 (STREET ADDRESS)	Parcel 170
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville TN 37219 (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 David Anthony Joyer and wife, Sylvia Ann Joyer

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. 199 on the Plan of Resubdivision of Harbor Gate Section Two of record in Book 6200, Page 283 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 Robert N. Buchanan, III, Successor Trustee of record in Deed Book 6732, page 160, said Register's Office.

THIS conveyance is subject to Restrictive Covenants of record in Book 6366, Page 494, 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 utility.

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

IDENTIFICATION REFERENCE

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

JUN 24 11 27 AM '86

T 3604

This is improved (XX) unimproved ( ) property, known as _____ (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 6th day of June, 19 86

Fox Ridge Company, a Limited Partnership

BY: Fox Ridge Homes, Inc., General Partner

Alphonse H. Davis — Deborah P. Buford

BY: ALPHONSE H. DAVIS BY: DEBORAH P. BUFORD

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

STATE OF TENNESSEE
Davidson County

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 Alphonse H. Davis and Deborah P. Buford (~~his wife~~) (~~himself~~) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and Vice President respectively of the ~~Fox Ridge Homes, Inc.~~ the within named bargainor, a corporation, and that (~~he~~) (they) as such ~~President~~ and Vice 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 Alphonse H. Davis as such 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 ~~Partner of Fox Ridge~~ General Company, a Limited Partnership.

Witness my hand and official seal at office at Nashville, TN on this the 6th day of June, 1986.

My commission expires 1/19/88

Anne H. McKnight N.P.
Notary Public

WARRANTY DEED

FROM Fox Ridge Company, a Limited Partnership

TO David Anthony Joyer, 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

99750.00- CONT.
259.22 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 265.72-
9153A06/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

136 04

IDENTIFICATION REFERENCE

JUN 24 11 27 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 262657