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FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,250.00

Michael T. Kavanagh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 19 86

Notary Public

MY COMMISSION EXPIRES: 7-28-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME AND ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael T. Kavanagh	Atlantic Coast Mortgage Company	MAP 161-10-A
(NAME)	(NAME)	
5217 Cardiff Drive	3975 University Drive	PARCEL 142
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Fairfax, VA 22030	6DU-81395
(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 Michael T. Kavanagh and wife, Judith S. Kavanagh

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. 118, of the Subdivision Plan of Villages of Brentwood, Phase Two of record in Plat Book 6250, page 169, Register's Office for Davidson County, Tennessee, to which plat reference is being made for a more complete legal description.

Being part of the same property conveyed to Fox Ridge Company, a Limited Partnership by deed from George T. Hicks and wife Sallie R. Hicks of record in Book 6736, page 994, 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 6143, page 11 and Book 6398, page 495 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.

2 1 2 9

IDENTIFICATION

Jul 17 8 14 AM '86

This is unimproved ( ) improved (XX) property, known as 5217 Cardiff Drive, Nashville, TN 37211
(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 30th day of June, 19 86

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

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

Certificate of Limited Partnership of record in Book 6063, page 891, said Registers Office.

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 Deborah P. Buford with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the his own XXXXXXXX himself XXXXXXXX Vice President and Vice President respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that (he) (she) (it) (they) is/are 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 30th day of June 19 86

My commission expires 7-18-87 _____
Notary Public

WARRANTY DEED

FROM
Fox Ridge Company

TO
Michael T. Kavanagh and wife, Judith S. Kavanagh

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
			77250.00- CAMT.	
			216.16 CSTAX	
			.50 PRFEE.	
			6.00 WDEED	
			CHECK	222.66-
			8149A07/17/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21298

IDENTIFICATION REFERENCE

JUL 17 8 14 AM '86

FELIX Z. WILSON CI REGISTER
DAVIDSON COUNTY, TN

No. 271506