FORM No. WD-1

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 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
Annie B. Jackson (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 42-7-a
576 Heritage Lane (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PARCEL 166
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	11D-93281

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Annie B. Jackson, unmarried

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. 405, Heritage Square, Phase Four of record in Plat Book 6250, page 178, 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 James M. Fischer, Jr. and wife, Mary V. Fischer of record in Book 6828, page 858, 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.

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
Aug 14 8 17 AM '86

IDENTIFICATION REFERENCE

3 1 5 1 1

This is improved (XX) unimproved ( ) property, known as 576 Heritage Lane, 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 12th day of August, 19 86

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

Attest: Deborah P. Buford
Deborah P. Buford, Vice President

3056

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 Alphose H. Davis and Deborah P. Buford with whom I am personally acquainted and who upon ~~his oath~~ (their several oaths) acknowledged ~~himself~~ (themselves) to be the Vice President and Vice President respectively of the Fox Ridge Company the within named bargainor, and corporation, and that ~~he~~ (they) executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ~~he~~ (they) as such Vice President and Vice President being authorized so to do, and attesting the same by the said Alphose H. Davis as such Vice President, and Deborah P. Buford as such Vice President

Witness my hand and official seal at office at Nashville on this the 12th day of August 19 86

My commission expires 7-18-87

_____
Notary Public

WARRANTY DEED

Fox Ridge Company, ~~GRANTOR~~

Annie B. Jackson, unmarried ~~TO~~

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 _____

BOOK 6948 PAGE 970

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
			61550.00 CAPIT.	
			172.48 CRTAX	
			.50 PREC	
			6.00 MRE	
			CHECK	178.98
			08/14/86 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3151 1

IDENTIFICATION REFERENCE

Aug 14 8 17 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 282991