BOOK 6961 PAGE 267 FORM NO. WD-1

Box 12

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,750.00

Richard D. Swint
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 19 86

Irene E. Atkinson
Notary Public

MY COMMISSION EXPIRES: 7/1/1988
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard D.Swint (NAME)	THIRD NATIONAL MORTGAGE COMPANY (NAME)	Map 42-8
709 HERITAGE DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 2628 (STREET ADDRESS)	Parcel 26
Madison, Tennessee 37115 (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 Richard D. Swint and wife, Denise N. Swint

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. 1 Heritage Village, Section III as of record in Plat Book 5800, Page 214, Register's Offic e for Davidson County, Tennessee to which plan reference is hereby made for a full and complete and legal description.

BEING part of the same property conveyed to Fox Ridge Company, a Limited Partnership by deed from James M. Fischer, Jr. of record in Deed Book 6824, Page 292, said Register's Office.

THIS conveyance is subject to easements, minimum building setback lines and conditions set forth on the Plan of Record in Book 5800, Page 214 and Restrictive Covenants of record in Book 6076, Pages 65 through 68, 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 utilities.

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

K 3595 8 IDENTIFICATION REFERENCE Aug 27 2 52 PM '86 FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN

This is improved (XX) / unimproved ( ) property, known as 709 HERITAGE DRIVE (House Number) (Street) Madison, TN37115 (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 this 27th day of August, 19 86

FOX RIDGE COMPANY, a Limited Partnership
BY: Fox Ridge Homes, Inc., General Partner

W. B. HUGHES

ALPHONSE H. DAVIS

STATE OF TENNESSEE
Davidson County

BOOK 6961 PAGE 268

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 W. B. Hughes and Alphonse H. Davis with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Vice President and President respectively of the Fox Ridge Homes, Inc. the within named bargainor, a corporation, and that ~~(he)~~ (they) as such Vice President and 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 W. B. Hughes as such Vice President, and attesting the same by the said Alphonse H. Davis as such President.

Witness my hand and official seal at office at Nashville, TN on this the 27th day of August, 19 86.

My commission expires 1/19/88

Deborah P. Buford
Notary Public

WARRANTY DEED

FROM
Fox Ridge Company, a Limited Partnership

TO
Richard D. Swint, et ux

Prepared by:
WALT, DYER & JAMES, Attorneys
Suite 130
One Burton Hills Boulevard
Nashville, Tennessee 37215
Phone: (615) 665-1150

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned of the State and County aforesaid, personally appeared W.B. HUGHES AND ALPHONSE H. DAVIS, with whom I am personally acquainted, and who, upon oath(s), acknowledged (themselves/~~himself~~) to be a partner(s) of FOX RIDGE COMPANY, the within named bargainor, a partnership, and that (they/~~he~~) as such partner(s), being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by (themselves/~~himself~~) as partner(s).

WITNESS my hand and official seal at NASHVILLE, TENNESSEE, this 27th day of AUGUST, 19 86.

June E. Atkinson
Notary Public

My Commission Expires:
07/17/88

prepared by _____

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6961 PAGE 269

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

78750.00- CAMT.
220.36 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 226.86-%
5052A08/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35958

IDENTIFICATION REFERENCE

Aug 27 2 53 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 288020