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file 47

FORM NO. WD-1

Please return to:

WILLIAM D. CASTLEMAN, ATTY.
P.O. Box 1189
Madison, TN 37116-1189

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,700

William D. Castleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF September 1986.

Notary Public

MY COMMISSION EXPIRES: 7-10-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WALT, DYER & JAMES, ATTYS. NASHVILLE, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
Terry L. Cavender (NAME)	Noel Palmer Mortgage Company (NAME)	Map 42-7-A
1009 Pewter Court (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	Parcel 82

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 Terry L. Cavender and wife, Gail Phillips Cavender

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. 328 on the Plan of Heritage Square, Phase III as of record in Plat Book 5200, Page 539, 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 Parternship by deed from James M. Fischer, Jr. of record in Book 6955, Page 277, 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 5200 Page 539, said Register's Office, and Restrictive Covenants of record in Book 6071, Page 766 through 779, and the Amendment to the Declaration of Restrictive Covenants of record in Book 6122, Page 483 through 485.

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 convyeance is subject to any and all restrictions and easements of record.

This is unimproved ( ) improved (XX) property, known as 1009 Pewter Court 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 September, 19 86

Fox Ridge Company, a Limited Partnership
BY: Fox Ridge Homes, Inc., General Partner

W. P. Hughes
BY: W. B. HUGHES

Deborah P. Buford
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, BOOK 6996 PAGE 766, 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 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 Homes, Inc. the within named bargainor, a corporation, and that ~~(he)~~ (they) as such ~~Vice 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 W. B. Hughes 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 the corporation as General Partner of Fox Ridge Company, a Limited Partnership.

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

My commission expires My Commission Expires JAN. 19, 1988

Anne W. McKnight
Notary Public

WARRANTY DEED

FROM
Fox Ridge Company, a Limited Partnership

TO
Terry L. Cavender, et ux

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

IDENTIFICATION REFERENCE

48392

FILED
OCT 1 3 32 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

71703.10- CANT.
200.73 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 207.23-
9096A10/01/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48392

IDENTIFICATION REFERENCE

OCT 1 3 32 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 301752