BOOK 7003 PAGE 256

FILE BOX 3

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 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
Rodger D. Beverage	Atlantic Coast Mortgage Company	MAP 161-10-A
(NAME)	(NAME)	
5368 Village Way	3975 University Drive	PARCEL 33
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Fairfax, VA 22030	6DU-80143
(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 Rodger D. Beverage, 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. 52, Villages of Brentwood, Phase One of record in Plat Book 5200, page 613, 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 6312, page 599 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 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.

50482

IDENTIFICATION REFERENCE

Oct 8 8 17 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 5368 Village Way, 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 hand s this 30th day of September 19 86

Fox Ridge Company
By: Alphonse M. 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 Register's 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 Sept. 11, 1990

_____
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 ~~Vice President~~ and ~~Vice President~~ respectively of the ~~Fox Ridge~~ Homes, ~~Inc.~~, the within named bargainor, and corporation, and that (~~he~~ ~~she~~ ~~it~~ ~~xxx~~ as such ~~Vice President~~ (they) 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 Limted Partnership

Witness my hand and official seal at office at ~~Nashville~~ on this the ~~30th~~ day of ~~September~~ 19~~86~~

My commission expires Sept. 11, 1990

_____
Notary Public

WARRANTY DEED

FROM
Fox Ridge Company

TO
Rodger D. Beverage, unmarried

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 7003 PAGE 258

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
			72550.00 CONT	
			203.00 CSTAX	
			.50 PRFEE	
			6.00 WDE	
			CHECK	209.50
			15:5A:10/08/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50482

IDENTIFI REFERENCE

Oct 8 8 17 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 304098