FILE #6269 File Box 38 BOOK 7375 PAGE 484

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,400
Barbra A. Milliken
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October 1987

Kelly L. Keele
Notary Public

MY COMMISSION EXPIRES: 5-13-89
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON —25 CENTURY BOULEVARD, SUITE 405—NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy Charles Johnson (NAME)	Leader Federal Mortgage, Inc. (NAME)	MAP 136-14
325 Starboard Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	PARCEL 177
Nashville, Tenn. 37217 (CITY) (STATE) (P.O. ZIP)	Memphis, Tennessee 38101-2926 (CITY) (STATE) (ZIP)	FB # 2D73845

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 Randy Charles Johnson, 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. 206 on the Plan of Harbor Gate, Revised Section Two as of record in Plat Book 6250, Page 33, 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 Partnership by deed from Robert N. Buchanan III, Successor Trustee,* of record in Deed Book 6709, Page 987 and rerecorded in Deed Book 6732, Page 160, said Register's Office.
*and George W. Holder, Jr.

THIS conveyance is subject to Restrictive Covenants of record in Book 6366, Page 494, Register's Office for Davidson County, Tennessee.

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.

THIS conveyance is subject to Easements of record in Book 5904, page 79, said Register's Office.

This is improved (XX) unimproved ( ) property, known as 325 Starboard Court, Nashville, Tennessee 37217
(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 5th day of October 1987

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

Alphonse H. Davis
BY: Alphonse H. Davis, President

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

Certificate of Limited Partnership of record in Book 6063, Page 891, said Register's Office.

STATE TAX 396.00 CHECK

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 WILLIAMSON

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 President and Vice President respectively of the Fox RIdge Homes, Inc. the within named bargainor, and corporation, and that (he) as such President (they) Vice President and _____ 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 President, and attesting the same by the said Deborah P. Buford as such Vice President

Witness my hand and official seal at office at Brentwood, Tennessee on this the 5th day of October 19 87

My commission expires 1/19/88 Anne H. McKnight Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM
Fox Ridge Company, a Limited Partnership

TO
Randy Charles Johnson, unmarried

RETURN TO:
CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

EDWARD SEDDON
ATTORNEY-AT-LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214

RETURN TO: File Box 38

72948

IDENTIFICATION REFERENCE

Oct 9 8 44 AM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7375 PAGE 486

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS	
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY	
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT	
TD - TRUST DEED		PRFEE - PROBATE FEE	

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

103400.00- CAMT.
282.52 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 296.02-
1426A10/09/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 2 9 4 8.

IDENTIFICATION REFERENCE

OCT 9 8 44 AM '87
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 24903