G 4580 Box 14 BOOK 7460 PAGE 317 FORM No. WD-1

Ln 320088-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 88

Notary Public

MY COMMISSION EXPIRES: 7/14/88

(AFFIX SEAL)

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
Jack E. Pipkin	Fidelity Federal Savings & Loan	42-8-92
(NAME)	(NAME)	
353 Nesbitt Lane	401 Union Street	11D-93119
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Nashville, TN 37219	
(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 Jack E. Pipkin and wife, Fredia L. Pipkin

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. 13 on the Plan of Herigage Village, Section IV of record in Plat Book 6200, Page 137, 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 James M. Fischer, Jr. of record in Deed Book 6780, Page 505, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 6414, Page 657, 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.

unimproved ( ) property, known as Nesbitt Lane, Madison, TN 37115
This is improved (XX) (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 29th day of January, 19 88

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

BY: Alphonse H. Davis BY: Deborah P. Buford

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

BOOK 7460 PAGE 318

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~~ his oath several oaths) acknowledged (~~themselves~~ himself) 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 ~~Presidnet~~ (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, TN~~ on this the ~~29th~~ day of ~~January~~ 19~~88 All as~~ the act and deed of the corporation as General Partner of Fox Ridge Company, a Limited Partnership.

My commission expires 1/11/92

Anne D. McKnight
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ership

01740

IDENTIFICATION REFERENCE

FEB 1 3 05 PM '88

DAVIDSON COUNTY, TN

3095 02/01 0101 03CHECK 224.00

WARRANTY DEED

FROM

Fox Ridge Company, a Limited Partn

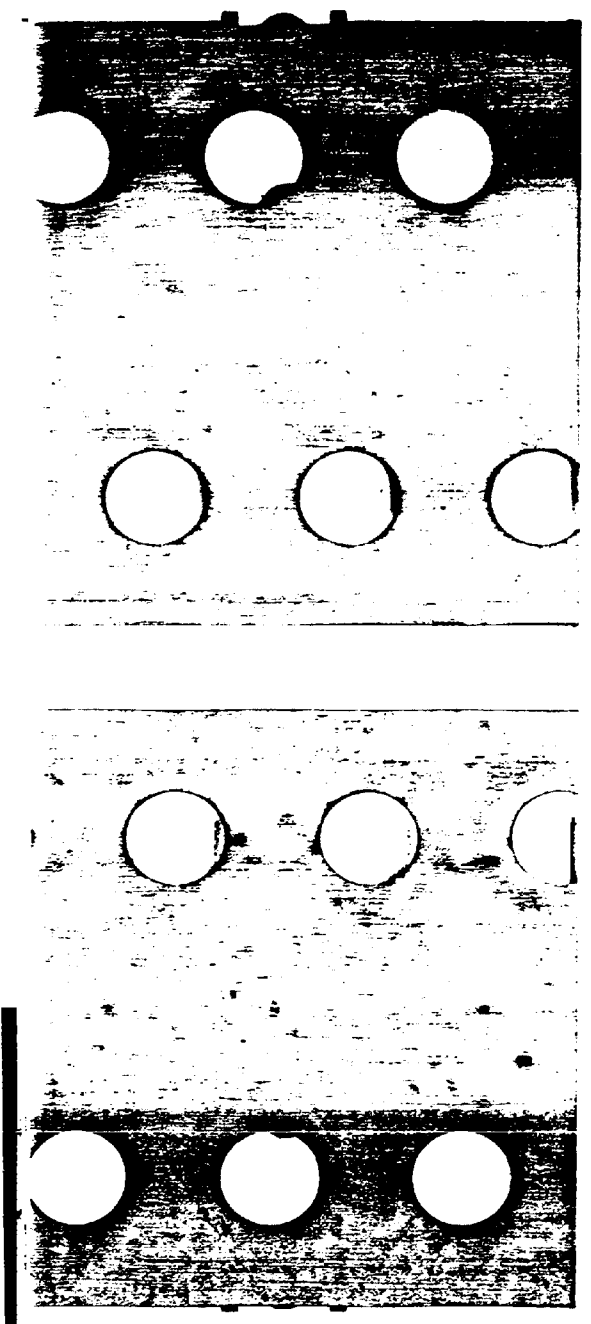
TO

~~Jack E. Pipkin, et ux~~

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



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 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

CAMT	77700.00
CON TX	217.56
PRFEE	0.50
WDEED	6.00
TOTAL	224.06
CHECK	224.06

RECEIPT IS NOT VALID UNTIL 02/01/88 IS PAID BY BANK 02/01/88 15:06 0001 309

01740

IDENTIFICATION REFERENCE

FEB 1 3 06 PM '88

DAVIDSON COUNTY, TN

No. 57968