BOOK 7501 PAGE 423 14

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $9,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 1988

Notary Public

MY COMMISSION EXPIRES: [illegible]

(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
Edward S. Ryan (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 150-9-A
3032 Owendale Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 63
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37219 (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 Edward S. Ryan and wife, Deborah J. Ryan 0150 03/29 0101 03CHECK 256.54

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. 217 on the Plan of Forest View Park, Section VII as of record in Plat Book 6900, Page 162, 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 Kate Barksdale Cain, Trustee and John E. Cain, III of record in Deed Book 6955, Pagge 268, said Register's Office.

THIS conveyance is subject to Restrictive Covenants of record in Book 7075, Page 412, 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.

This is unimproved ( ) improved (XX) property, known as 3032 (House Number) OwendaleDrive (Street) Antioch, TN 37013 (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 25th day of March, 1988

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

Alphonse H. Davis — Deborah P. Buford

BY: ALPHONSE H. DAVIS BY: DEBORAH P. BUFORD

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

BOOK 7501 PAGE 424

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, TN on this the 25th day of MARCH 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

Notary Public

WARRANTY DEED

FROM
FOX RIDGE COMPANY, A LIMITED PARTNERSHIP

TO
EDWARD S. RYAN, ET UX

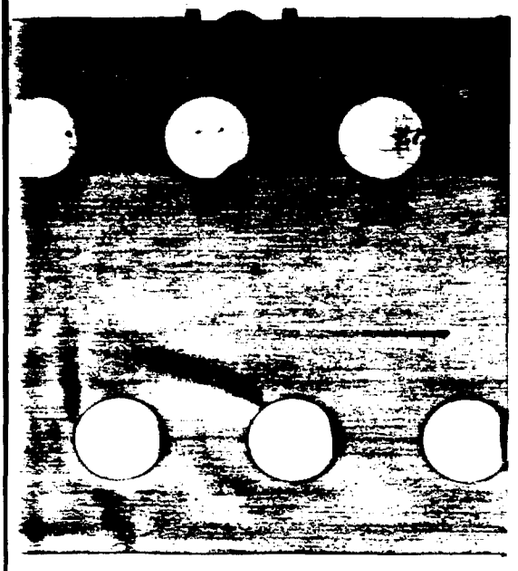
RETURN TO:
CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

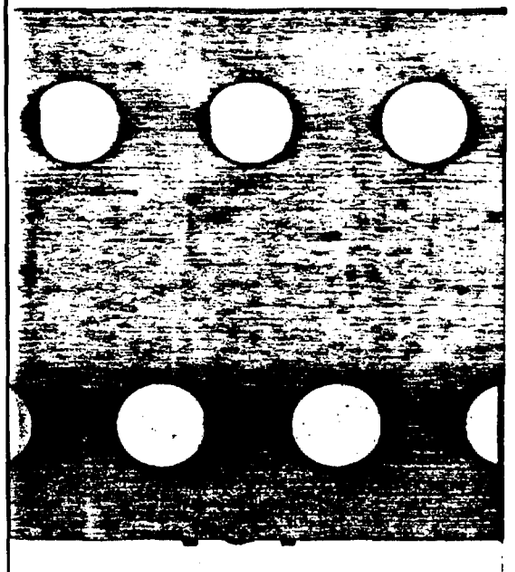
EDWARD SEDDON
ATTORNEY-AT-LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214

16365.

IDENTIFICATION REFERENCE

MAR 28 2 42 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7501 PAGE 425

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

DAMT 97350.00
CON TX 250.04
PRFEE 0.50
MDEED 6.00
TOTAL 254.54

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 254.54

03/28/88 01 14:44 0001 0260

16365.

IDENTIFICATION REFERENCE

MAR 28 2 42 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 74813