FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,605.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 19 88

Notary Public

MY COMMISSION EXPIRES 6/3/91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
25 CENTURY BOULEVARD SUITE 405 - NASHVILLE, TENNESSEE 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgage Company)	MAP-PARCEL NUMBERS
Jean A. Duncan	Atlantic Coast Mortgage Company	MAP 161-11-C
(NAME)	(NAME)	
359 Yorkshire Circle	3975 University Drive	PARCEL 29
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Fairfax, VA 22030	
(CITY) (STATE) (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 Jean A. Duncan, 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 Building "F", Unit 604 of the Resubdivision of Lot 2 of Phase IV, Villages of Brentwood Plan of record in Plat Book 6900, page 614, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being 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 7396, page 299 and Book 7354, page 471, Register's Office for Davidson County, Tennessee.

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 7231, page 789 and Book 7494, page 689 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.

9917 05/24 0101 03CHECK 192.98

unimproved ( )
This is improved (X) property, known as 359 Yorkshire Circle, Nashville, Tennessee 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. Whenever 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 17th day of May, 19 88

Fox Ridge Company
By: Alphonse H. Davis
Alphonse H. Davis, President
Fox Ridge Homes, Inc., General Partner
Attest: Deborah P. Buford
Deborah P. Buford, Vice President

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

BOOK 7551 PAGE 55

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 or proved to me on the basis of satisfactory evidence, 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 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 (his oath / their several oaths) acknowledged (himself / 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) 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 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 Limited Partnership

Witness my hand and official seal at office at 25 Century Blvd. Suite 405 on this the 17th day of May 19 88

My commission expires 7-13-91 _____
Notary Public

WARRANTY DEED

FROM

Fox Ridge Company, a Limited Partnership

TO

Jean A. Duncan, unmarried

RETURN TO:

CUMBERLAND TITLE COMPANY
25 Century Boulevard Suite 405
Nashville, Tennessee 37214

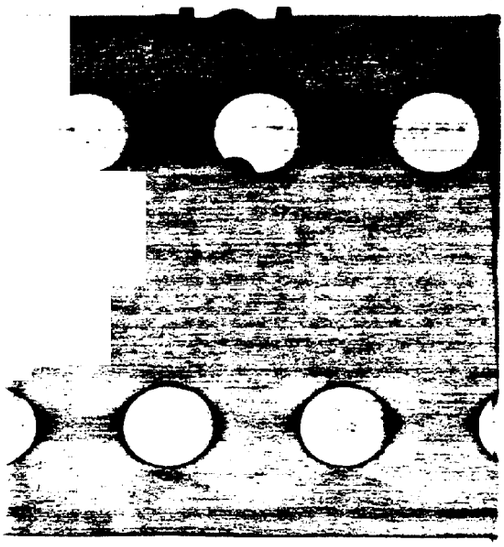
EDWARD SEDDON
ATTORNEY - AT - LAW
25 Century Boulevard Suite 405
Nashville, Tennessee 37214

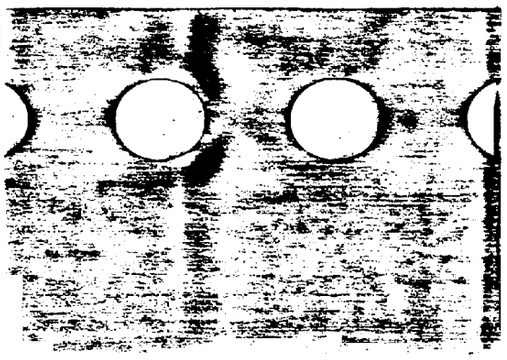
3291 6.

IDENTIFICATION REFERENCE

MAY 24 8 15 AM '88

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7551 PAGE 56

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	66605.00
			CON TX	186.48
			PRFEE	0.50
			WDEED	6.00
			TOTAL	192.98
			CHECK	192.98
05/24/88	01		08:18 0001	9917

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3291.8

IDENTIFICATION REFERENCE

MAY 24 8 15 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 94087