Box 14 BOOK 7644 PAGE 195 Box 14

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 88.

Notary Public

MY COMMISSION EXPIRES: 7/10/90

(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
Michael E. Douglas			Fidelity Federal Savings & Loan		Map 150-9-A
(NAME)			(NAME)		
1209 Curran Court			401 Union Street		Parcel #12
(STREET ADDRESS OR ROUTE NUMBER)			(STREET ADDRESS)		
Antioch, TN 37013			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 Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael E. Douglas and Noemi Hernandez, both 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. 276 on the Plan of Forest View Park, Section VIII as of record in Plat Book 6900, 633, 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 C & S Builders, Inc. by quitclaim deed from Fox Ridge Company, a Limited Partnership of record in Book 7562, Page 934, said Register's Office. The said C & S Builders, Inc. having since changed it's name to Fox Ridge Homes, Inc. by instrument of record in Book 7634, Page 226, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 7079, Page 472 and as amended and made applicable in Book 7522, Page 905, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions, 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.

4710

SEP 2 3 06 PM '88

This is (unimproved XX) (unimproved ( )) property, known as 1209 Curran Court, Antioch, TN 37013
(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 30th day of August, 19 88

FOX RIDGE HOMES, INC.

BY: Alphonse H Davis Deborah P Buford

ALPHONSE H. DAVIS DEBORAH P. BUFORD

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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 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 ~~this oath~~ (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 ~~s/he as such~~ President (they) and Vice President being authorized so to do, executed 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 Nashville, TN this the 30th day of August 1988

My commission expires 3/3/92

Notary Public

WARRANTY DEED

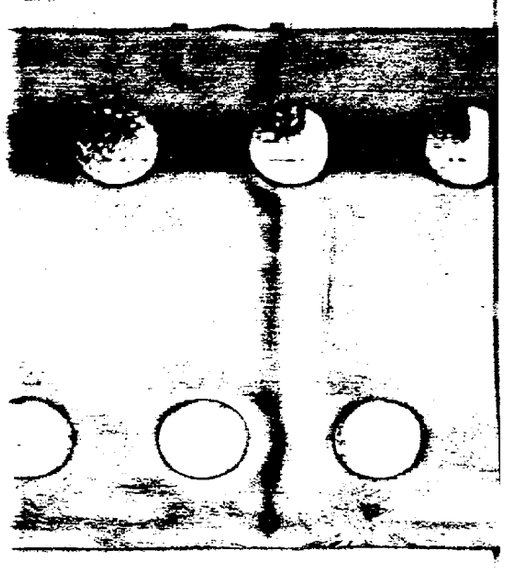
FROM
Fox Ridge Homes, Inc.

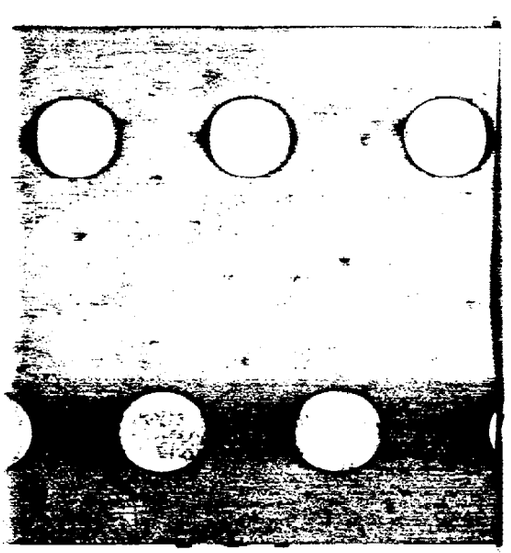
TO
Michael Douglas and Noemi Hernandez

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

RECORDED 1988 OCT 20 AM 8:54





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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 4 7 1 1 0

IDENTIFICATION

SEP 2 3 06 PM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

CAMT	88700.00
DON TX	292.71
PRFEE	0.50
MTGFEE	6.00
TOTAL	299.21
CHECK	299.21

09/02/88 01 15:06 0001 3754

No. 130820