Bk 14

BOOK 7670 PAGE 889

Bk 14

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September 1988

Notary Public

MY COMMISSION EXPIRES: 3/28/92

(AFFIX SEAL)

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

| NAME | ADDRESS | MAP-PARCEL NUMBERS |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: William P. McAfee | SEND TAX BILLS TO: Fidelity Federal Savings & Loan | Map 161-10A |
| (NAME) 5113 Village Trace | (NAME) 401 Union Street | Parcel 157 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37211 | (STREET ADDRESS) Nashville, TN 37219 | 604-81410 |
| (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 William P. McAfee and wife, Brenda A. McAfee

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. 133 on the Plan of Villages of Brentwood, Phase Two, as of record in Plat Book 6250, Page 169, 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 deed from Fox Ridge Company, a Limited Partnership of record in Book 7562, Page 934. By Articles of Amendment the name of the corporation was changed to Fox Ridge Homes, Inc. of record in Book 7634, Page 226, said Register's Office.

THIS conveyance is subject to Restrictive Covenants of record in Book 6143, Page 11 and as amended and made applicable in Book 6398, Page 495, said Register's Office.

THIS conveyance is subject to any and all restrictions and easements of record.

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.

7.38.27.

IDENTIFICATION REFERENCE

Oct 5 2 56 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

This is ( ) unimproved ( X ) improved property, known as 5113 (House Number) Village Trace (Street) Nashville, TN 37211 (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 28th day of September, 1988

FOX RIDGE HOMES, INC.

BY:

W. B. HUGHES

Deborah P. Buford

DEBORAH P. BUFORD

BOOK 7670 PAGE 890

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 W. B. Hughes and Deborah P. Buford with whom I am personally acquainted and who upon their several oaths acknowledged (themselves) to be the Executive Vice President and Vice President respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that (he) as such Executive Vice 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 W. B. Hughes as such Executive VicePresident, 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 30th day of September 1988.

My commission expires 1/11/92 _____ Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

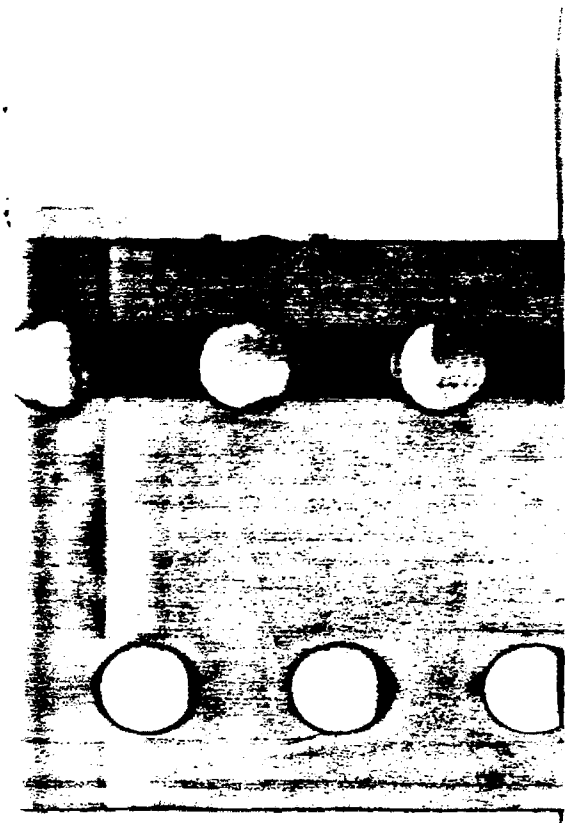
FROM
Fox Ridge Homes, Inc.

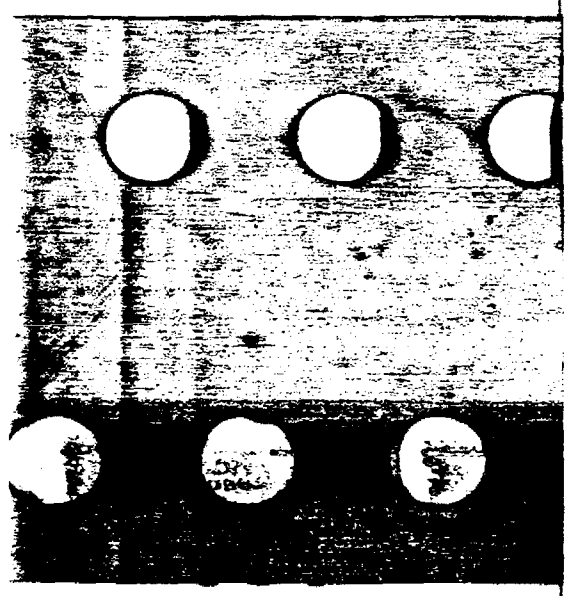
TO
William P. McAfee, et ux

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

4279 10/05 0101 02CHECK 200.20





# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7670 PAGE 891

| | | |
|---|---|---|
| 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 89000.00
CON TX 293.70
PRFEE 0.50
~~MFEE 6.00~~
~~TOTAL 300.20~~
CHECK 300.20

10/05/88 01 15:00 0001 4279

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.38227

IDENTIFICATION REFERENCE

OCT 5 2 56 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 141114