FORM N. WD-1

BOOK 7735 PAGE 515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,054.84

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 19 88

Notary Public

MY COMMISSION EXPIRES: 4-30-91

(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
Richard D. Elrod		Chemical Mortgage Company			MAP 150-9
(NAME)		(NAME)			
2949 Owendale Drive		101 East Town Street			PARCEL 89
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)			
Antioch, Tennessee	37013	Columbus, Ohio	43215		2D-36683
(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 Richard D. Elrod and wife, Kimberly Sue Elrod

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. 12, Section Four, Phase One on the Plan of Forest View Park of record in Plat Book 5800, page 289, 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 Homes, Inc. by deed from Donald S. Martin and wife, Julie L. Martin of record in Book 7656, page 994, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants of record in Book 6312, page 609 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Donald S. Martin and wife, Julie L. Martin to D. Gene Merrill and Frederick E. Brooks, Trustees for Atlantic Coast Mortgage Company, dated October 31, 1986, with an approximate unpaid principal balance of $71,554.84, of record in Book 7030, page 929, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

0726 12/27 0101 03CHECK 260.93

This is unimproved ( ) improved (X) property, known as 2949 Owendale Drive Antioch, Tennessee 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 hand, S this 20th day of December, 19 88

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

BOOK 7735 PAGE 516

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 (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 (they) as such President 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

Witness my hand and official seal at office at 25 Century Boulevard, Suite 405 on this the 20th day of December 19 88

My commission expires 5-8-91

_____
Notary Public

WARRANTY DEED

FROM

Fox Ridge Homes, Inc.

TO

Richard D. Elrod and wife, Kimberly Sue Elrod

RETURN TO:

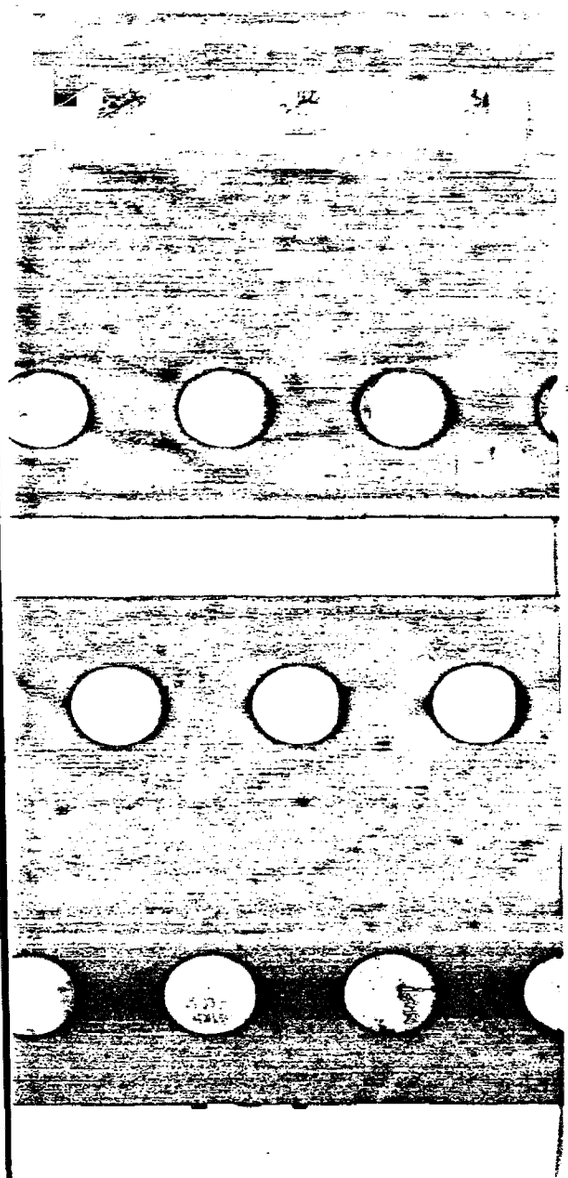
CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

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

96313

IDENTIFICATION

DEC 27 8 25 AM '88



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

RECEIVED OF _____

FOR _____

BOOK 7735 PAGE 517

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 77054.84
CON TX 254.43
PRFEE 0.50
WDEED 6.00
TOTAL 260.93
CHECK 260.93

12/27/88 01 08:26 0001 0726

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9631.3

FEE ENTITY REFERENCE

DEC 27 8 25 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 166863