BOOK 7914 PAGE 50

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,570.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 1989

Notary Public

MY COMMISSION EXPIRES: 3/3/92

(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
Mark K. Woodruff, et ux			Fidelity Federal Savings & Loan			161-108-68
(NAME)			(NAME)			
Harwich Court			401 Union Street			
(STREET ADDRESS OR ROUTE NUMBER)			(STREET ADDRESS)			
Nashville, TN 37211			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 Mark K. Woodruff and wife, Lisa C. Woodruff

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. 259 on the Plan of Villages of Brentwood, Phase VI as of record in Plat Book 6900, Page 316, 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 Homes, Inc. by deed from George T. Hicks and Sallie R. Hicks of record in Book 7732, Page 468, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to covenants, conditions, restrictions of record in Book 6143, Page 11 as amended in Book 6398, Page 495 and as further amended in Book 6852, Page 497 and as made applicable to subject property by Book 7207, Page 251, 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.

unimproved ( ) property, known as Harwich Court, Nashville, TN 37211
this is improved (XX)
(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 13th day of January, 19 89

FOX RIDGE HOMES, INC.
BY: Alphonse H. Davis Deborah P. Buford

ALPHONSE H. DAVIS DEBORAH P. BUFORD

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 (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) / (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 Brentwood, Tennessee on this the 13th day of January 19 89

My commission expires 1/11/92

Anne H. McKnight
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

0 1 9 7 2

IDENTIFICATION REFERENCE

JAN 17 3 24 PM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

FOX RIDGE HOMES, INC.

TO

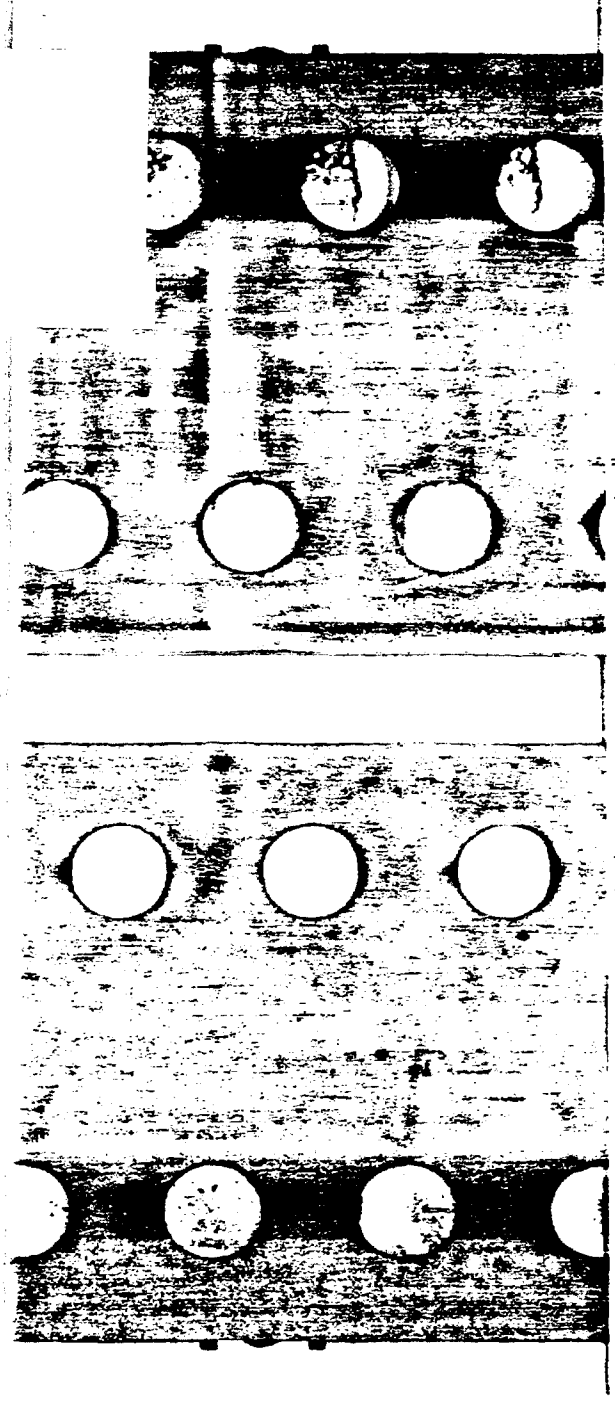
MARK K. WOODRUFF, ET UX

RETURN TO:

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

6826 01/17 0101 03CHECK 335.18

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



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 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 99570.00
CON TX 328.68
PRFEE 0.50
WDEED 6.00
TOTAL 335.18
CHECK 335.18
01/17/89 01 15:26 0001 6826

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 1 9 7 2

IDENTIFICATION REFERENCE

JAN 17 3 26 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173478