GA 5510 Box 14

FORM N. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,425.00

Affiant

BOOK 7788 PAGE 16

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH 1989

Notary Public

MY COMMISSION EXPIRES: 9/10/1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EDWARD SEDDON —25 CENTURY BOULEVARD, SUITE 405—NASHVILLE, TN 37214

NAME ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JESSE READUS	FIDELITY FEDERAL SAVINGS & LOAN	MAP 161-10-A
(NAME)	(NAME)	
4900 YORKSHIRE ROAD	401 UNION STREET	Parcel 203
(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 JESSE READUS, 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. 308 on the Plan of Villages of Brentwood, Phase III as of record in Plat Book 6250, Page 918, 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, said Register's Office. By instrument of record, the name of the Corporation was changed to Fox Ridge Homes, Inc.

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, and as further amended and made applicable in 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 ( ) This is improved (XX) property, known as 4900 Yorkshire Road, Nashville, TN 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. 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 6th day of March, 19 89

FOX RIDGE HOMES, INC.
BY: Alphonse H. Davis

ALPHONSE H. DAVIS

Deborah P. Buford

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 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, TN on this the 6th day of MARCH 19 89

My commission expires 1/11/92

Anne H. McKnight
Notary Public

ANNE H. McKNIGHT NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM
FOX RIDGE HOMES, INC.

TO
JESSE READUS, UNMARRIED

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

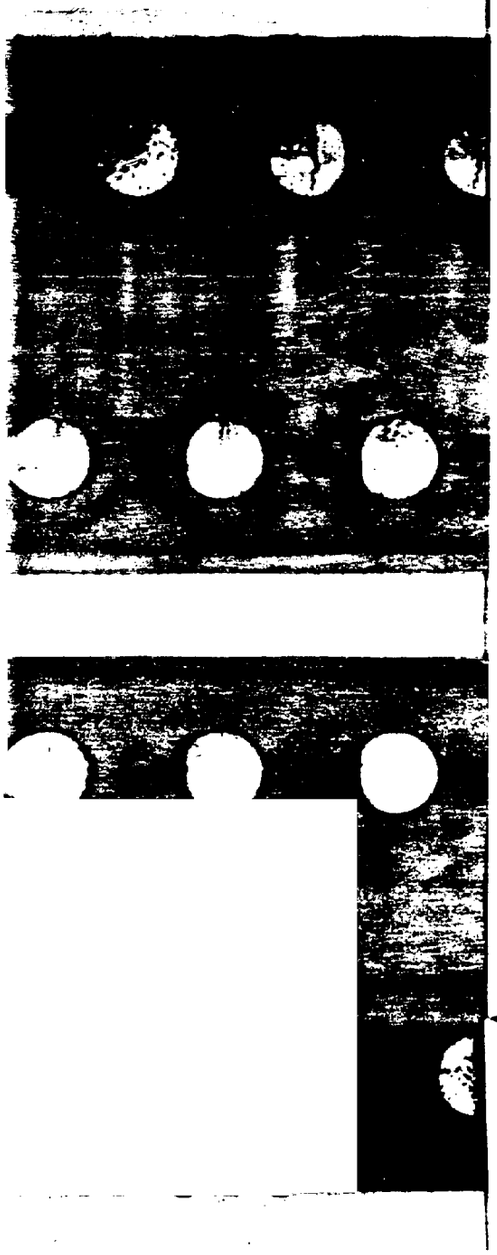
EDWARD SEDDON
ATTORNEY-AT-LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214

14615

IDENTIFICATION REFERENCE

Mar 7 3 35 PM '89

FEE $ WILLIAMSON COUNTY REGISTER



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

CAMT 77425.00
CON TX 252.42
PRFEE 0.50
WDEED 6.00
TOTAL 258.92
CHECK 258.92

RECEIPT IS NOT VALID UNTIL 03/08/89 IS PAID BY BANK 03/07/89 01 15:36 0001 3524

14615

IDENTIFICATION REFERENCE

MAR 7 3 35 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

VOID
CON TX 252.42
CON TX 255.42
TOTAL 3.00
CHECK 3.00

03/07/89 01 15:37 0001 3525

No. 188087

Total 261.92