FILE 3

S

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 61,100.00

Paul Ray Stephens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF March 19 89

Notary Public

MY COMMISSION EXPIRES: 5-8-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 | 111 West College Street, Murfreesboro, TN 37130 | 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Ray Stephens (NAME)	Guaranty Trust Company (NAME)	MAP 61-5-A
421 Lemont Drive (ADDRESS)	P.O. Box 1218 (ADDRESS)	PARCEL 32
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133-1218 (CITY) (STATE) (ZIP)	12DZ-96972

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 Paul Ray Stephens, a single person

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 Unit No. 104 on the Condominium Site Plan, Phase I of Poplar Glen of record in Plat Book 6900, Page 646, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to C & S Builders, Inc. by deed from Fox Ridge Company, a Tennessee Limited Partnership of record in Book 7562, page 934, Register's Office for said County. The said C & S Builders, Inc. have since changed the name of the corporation to FOX RIDGE HOMES, INC. by Articles of Amendment to the Certificate of Incorporation of C & S Builders, Inc. of record in Book 7634, page 226, Register's Office for said County.

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

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

Plat sets out Conveyance of Cross Easements of record in Book 7337, page 269, Register's Office for said County.

Plat sets out a Sewer/Storm Drainage Easement of record in Book 4989, page 430 Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 421 Lemont Drive, Nashville, Tennessee 37216
(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 17th day of March, 19 89

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

LEGAL DESCRIPTION CONTINUATION

Plat sets out an Agreement of record in Book 6088, page 308, Register's Office for said County.

Plat sets out a Sanitary Sewer and/or Storm Drainage Easement of record in Book 5129, page 28 and Book 5325, page 322, Register's Office for said County.

Plat sets out a Controlled Access to and from Ellington Parkway of record in Plat Book 6900, page 407 and revised in Plat Book 6900, page 567, Register's Office for said County.

Plat sets out that Easements, Restrictions and Conditions are of record in Plat Book 6900, page 407 and revised in Plat Book 6900, page 567, Register' s Office for said County.

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 or proved to me on the basis of satisfactory evidence, 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 (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 Nashville, TN on this the 17th day of March 19 89

My commission expires 5-8-91

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

18014

IDENTIFICATION

MAR 21 8 27 AM '89

7548 03/21 0101 03CHECK 211-13

WARRANTY DEED

FROM

Fox Ridge Homes, Inc.

TO

Paul Ray Stephens

RETURN TO:

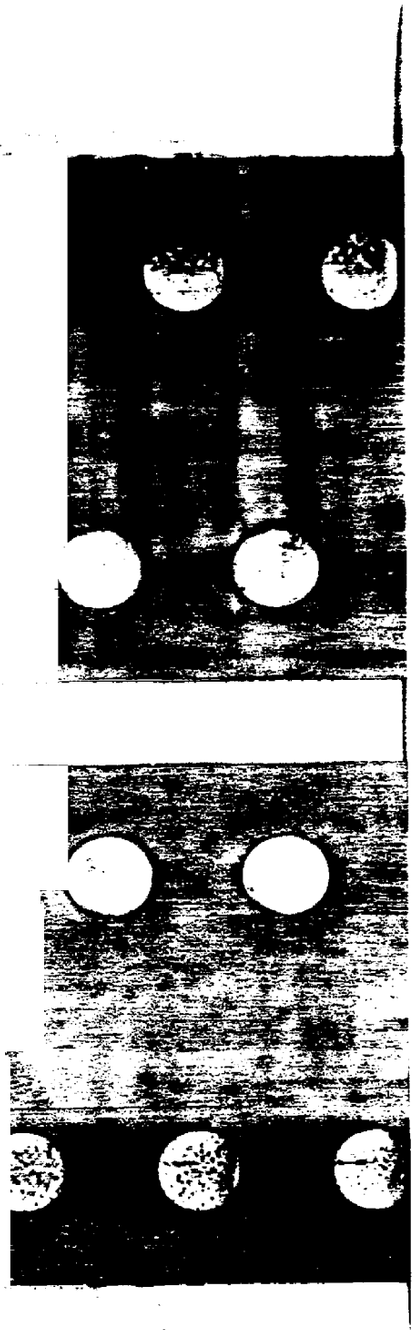
CUMBERLAND TITLE COMPANY

☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY-AT-LAW



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

RECEIVED OF _____

FOR _____

BOOK 7797 PAGE 287

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 61100.00
CON TX 201.63
PRFEE 0.50
WDEED 9.00
TOTAL 211.13
CHECK 211.13

03/21/89 01 08:32 0001 7548

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18014

IDENTIFICATION REFERENCE

MAR 21 8 28 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 192061