Box 14
5517
542529-4

FORM N. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,900.00

Deborah P. Buford
Affiant

BOOK 7800 PAGE 694

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March 19 89

Notary Public

MY COMMISSION EXPIRES: 5/23/91

(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 |
| JAMES A. GUARINO | | FIDELITY FEDERAL SAVINGS & LOAN | | | MAP 161-10-B |
| (NAME) | | (NAME) | | | |
| 5520 FAIRHAVEN DRIVE | | 401 UNION STREET | | | PARCEL 93 |
| (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 JAMES A. GUARINO AND WIFE, JENNIFER PAYNE GUARINO

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. 284 on the Plan of Villages of Brentwood, Phase Six 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 C & S Builders, Inc. by deed from Fox Ridge Company, a Limited Partnership of record in Book 7562, Page 934, Register's Office for Davidson County, Tennessee. By instrument of record in Book 7634, Page 226, the name of the corporation was changed to Fox Ridge Homes, Inc.

THIS conveyance is subject to a Declaration of Covenants of record in Book 6143, Page 11 and as amended and made applicable in Book 6398, Page 495, Book 6852, Page 497 and Book 7207, Page 251, said Register's Office.

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.

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

unimproved ( ) property, known as 5520 Fairhaven Drive, Nashville, Tennessee 37211
This is improved (X)
(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 22nd day of March, 19 89

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

Deborah P. Buford
DEBORAH P. BUFORD

STATE OF TENNESSEE
COUNTY OF

BOOK 7800 PAGE 695

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 (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 (he) as such President (they) Vice President and _____ 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 22nd day of March 1989

My commission expires 1/11/92

Anne H. McKnight
Notary Public

NOTARY PUBLIC AT

19218

WARRANTY DEED

FROM

FOX RIDGE HOMES, INC.

TO

JAMES A. GUARINO, ET UX

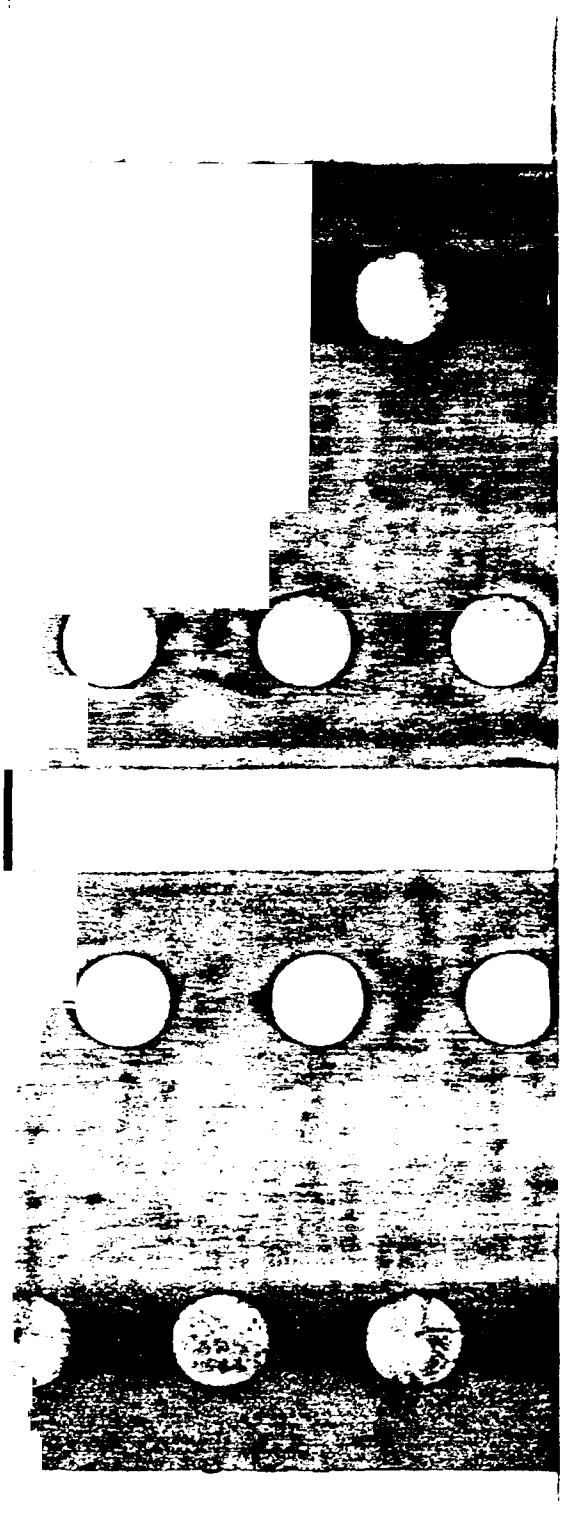
FILED

Mar 24 2 24 PM '89

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



**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 |
|---|---|---|---|---|

| | |
|---|---|
| CAPT | 95900.00 |
| DON TX | 316.47 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 322.97 |
| CHECK | 322.97 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 27 000 8990

19218

IDENTIFICATION

MAR 24 2 24 PM '89

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

No. 193478