FORM N. WD-1

Book 14
5992
32342 4

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,425.00

Deborah P. Buford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 89

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(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
John J. McCann	Fidelity Federal Savings & Loan	Map 161-10-A
(NAME)	(NAME)	
4944 Yorkshire Road	401 Union Street	218
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Nashville, TN 32719	
(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 John J. McCann and wife, Tamela McCann

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. 323 on the Plan of Villages of Brentwood, Phase 3 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 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, Conditions, and Restrictions of record in Book 6143, Page 11 and as amended and made applicable in Book 6398, Page 495 as further amended and made applicable in Book 6852, Pgae 497 and 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.

This is unimproved ( ) improved (XX) property, known as 4944 (House Number) Yorkshire Road (Street) Nashville, TN 37211 (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 31st day of March, 19 89

FOX RIDGE HOMES, INC.

BY: W.B. Hughes

W.B. HUGHES

Deborah P. Buford

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 W. B. Hughes and Deborah P. Buford, with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the Exeuctive Vice President and Vice President respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that (he) / (they) as such Executive Vice 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 W. B. Hughes as such Executive Vice 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 31st day of March, 1989

My commission expires ~~11/17/91~~ 5/13/89

Notary Public

1687 04/03 0101 03CHECK 261.92

WARRANTY DEED

FROM

FOX RIDGE HOMES, INC.

TO

JOHN J. McCANN, ET UX

RETURN TO:

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

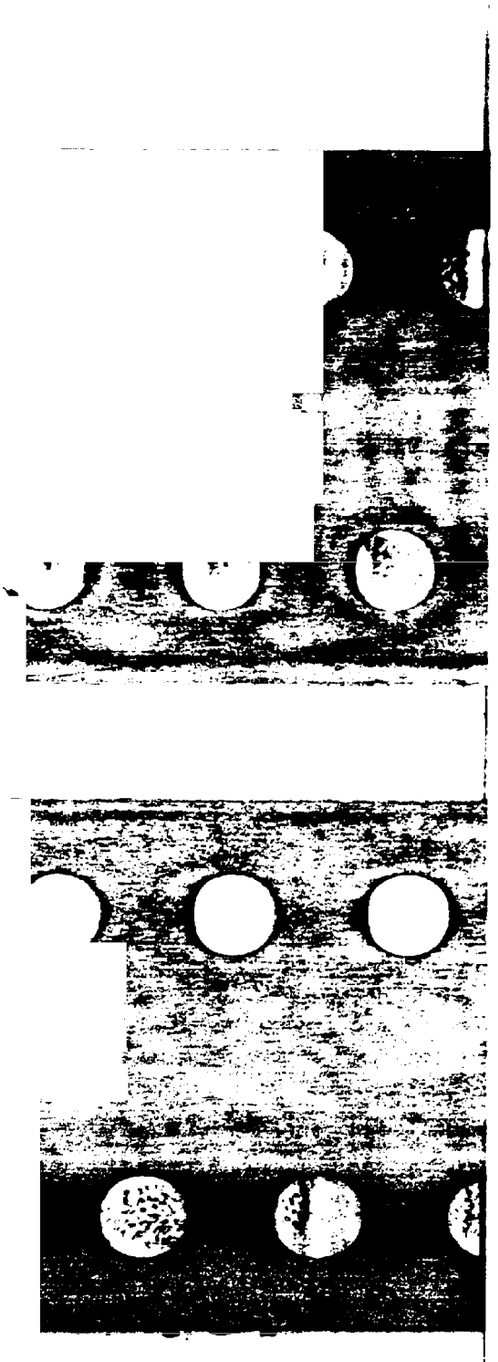
EDWARD SEDDON
ATTORNEY-AT-LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214

IDENTIFICATION REFERENCE

APR 3 3 17 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

21458



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

RECEIVED OF _____

FOR _____

BOOK 7807 PAGE 341

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 255.42
PRFEE 0.50
WDEED 6.00
TOTAL 261.92

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 261.92

04/03/89 01 15:17 0001 1687

21458

IDENTIFICATION REFERENCE

APR 3 3 17 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 196128