Bx

BOOK

5707
5514176

FORM N. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,950.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-25-93

(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
RALPH SCHMIDT, ET UX			FIDELITY FEDERAL SAVINGS & LOAN			161-10-A-223
(NAME)			(NAME)			
4933 YORKSHIRE ROAD			401 UNION STREET			GDU-82160
(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 RALPH SCHMIDT AND WIFE, HEATHER E. SCHMIDT

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. 330 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, Register's Office for said County. 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 Restrictive Covenants of record in Book 6143, Pages 11 through 20 and as 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 ( ) property, known as 4933 Yorkshire Road, 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 31st day of May, 19 89

FOX RIDGE HOMES, INC.
BY: W B Hughes

W. B. HUGHES

Deborah P. Buford

DEBORAH P. BUFORD

STATE OF TENNESSEE
COUNTY OF

BOOK 7859 PAGE 866

Personally appeared before me, _____ 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 (their several oaths) acknowledged (themselves) to be the Executive Vice-President and Vice President ~~Secretary~~ of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that (he) 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 May 1989

My commission expires 1/11/92

Notary Public

ANNE H. MCKNIGHT NOTARY PUBLIC AT LARGE STATE OF TENN.

WARRANTY DEED

FROM

TO

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

39408

IDENTIFICATION REFERENCE

JUN 7 2 50 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2878 06/07 0101 03CHECK 293.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7859 PAGE 867

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 86950.00
CON TX 286.77
PRFEE 0.50
WDEED 6.00
TOTAL 293.27
CHECK 293.27

06/07/89 01 14:51 0001 2878

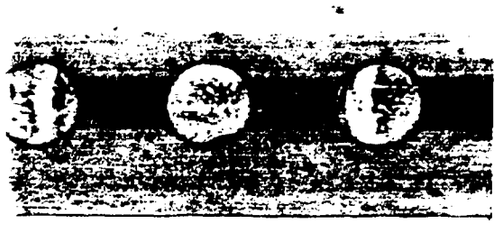
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39408

IDENTIFICATION REFERENCE

JUN 7 2 51 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



No. 217231