FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,875.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 19 89

Notary Public

MY COMMISSION EXPIRES: 5-8-91
(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: /And Mortgagee is:	MAP-PARCEL NUMBERS
Hugh J. Taylor, Jr. (NAME)	Tennessee Housing Development Agency (NAME)	MAP 61-5-A
413 Lemont Drive (ADDRESS)	c/o Leader Federal Savings and Loan Assn., P. O. Box 2926 (ADDRESS)	PARCEL 29.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Memphis, TN38101-2926 (CITY) (STATE) (ZIP)	12DZ-97045

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 Hugh J. Taylor, Jr. and wife, Sandra F. Taylor

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. 101 on the Condominium Site Plan, Phase II, Poplar Glen of record in Plat Book 6900, page 764, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate 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 Restrictive Covenants of record in Book 7534, page 591 and Book 7548, page 612 Register's Office for said County.

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

Sewer/Storm Drainage easement of record in Book 4989, page 430, Register's Office for said County.

Condo Agreement of record in Book 6088, page 308, Register's Office for said County.

CONTINUED *

unimproved ( )
This is improved (X) property, known as 413 Lemont Drive, Nashville, TN 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 13th day of July, 19 89

Fox Ridge Homes, Inc.
By: Alphonse M. Davis
Alphonse M. Davis, President

Attest: Deborah P. Buford
Deborah P. Buford, Vice President

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 their oath(s) acknowledged themselves to be the President and Vice President respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that 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 13th day of July 19 89.

My commission expires 5-8-91

Notary Public

*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.

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

Easements, Restrictions and Conditions as set out per Plat Book 6900, page 407 and revised in Book 6900, page 567, Register's Office for said County.

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.

5015.0

IDENTIFICATION REFERENCE

JUL 19 6 04 AM '89

DAVIDSON COUNTY, TN

6331 07/19 0101 03CHECK 202.03

WARRANTY DEED

FROM

Fox Ridge Homes, Inc.

TO

Hugh J. Taylor, Jr. and wife, Sandra F. Taylor

RETURN TO:

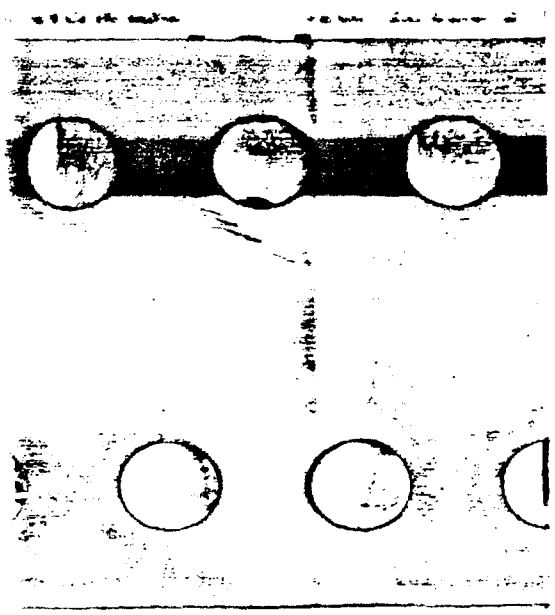
CUMBERLAND TITLE COMPANY

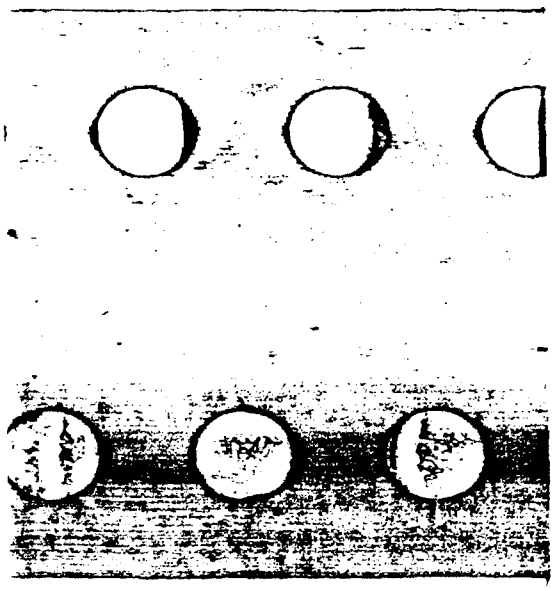
☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214

☐ 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 7891 PAGE 725

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	59075.00
			CON TX	195.03
			PRFEE	1.00
			WDEED	6.00
			TOTAL	202.03
			CHECK	202.03

07/19/89 01 08:08 0001 6331

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5015.0

IDENTIFI REFERENCE

JUL 19 8 04 AM '89

DAVIDSON COUNTY, TN

No. 229990