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FORM No. WD-1

Book
3980
99 9804352

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,850.00

Linda Ogden
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/27/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON —25 CENTURY BOULEVARD, SUITE 405—NASHVILLE, TN 37214

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS:	ADDRESS / SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARL A. GARDNER (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	150-9-9-39
3357 CALAIS CIRCLE (STREET ADDRESS OR ROUTE NUMBER)	401 UNION STREET (STREET ADDRESS)	20-76333
ANTIOCH, TN 37013 (CITY) (STATE) (P.O. ZIP)	NASHVILLE, TN 37219 (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 CARL A. GARDNER, UNMARRIED

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. 193 on the Plan of Forest View Park, Section VII as of record in Plat Book 6900, Page 162, 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 Restrictive Covenants of record in Book 7079, Page 472, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback 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 ( ) This is improved (X X) property, known as 3357 (House Number) Calias Circle (Street) Antioch (P.O. Address) TN (City or Town) 37013 (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 October, 19 89

FOX RIDGE HOMES, INC.

BY: Alphonse H Davis — Deborah P Buford

ALPHONSE H. DAVIS — 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 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 Brentwood, TN on this the 13th day of October 19 89

My commission expires ~~1/11/92~~ 3/27/93

_____
Notary Public



74632

IDENTIF. REFERENCE

Oct 17 3 19 PM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

WARRANTY DEED

FROM

FOX RIDGE HOMES, INC.

TO

CARL A. GARDNER, unmarried

RETURN TO:

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

6443 10/17 0101 03CHECK 267.44

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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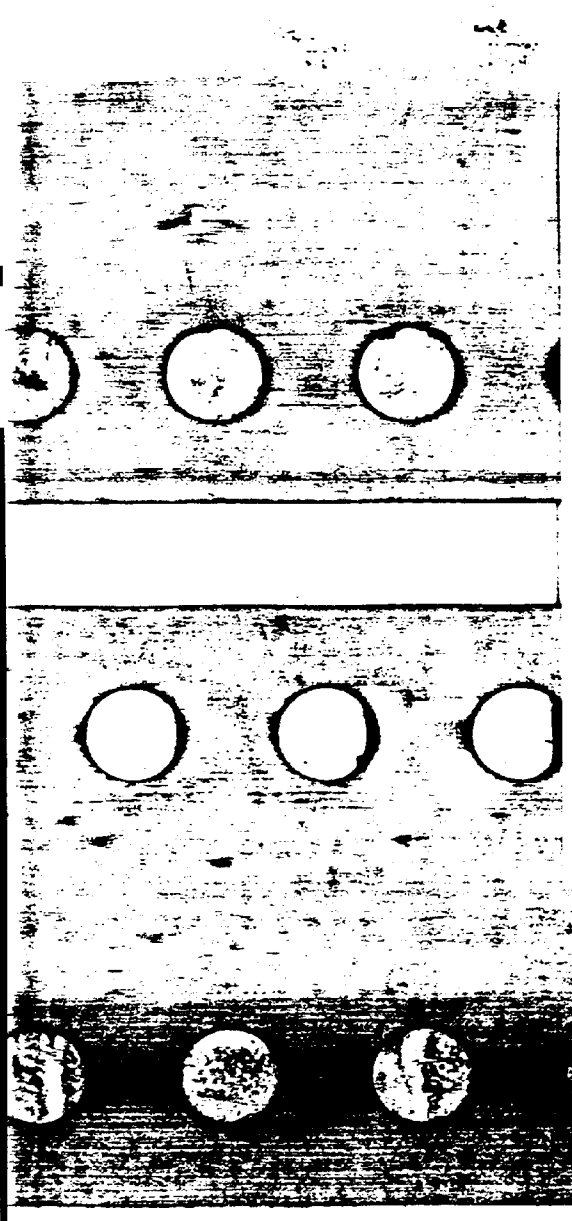
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	86850.00
CON TX	286.44
PRFEE	1.00
WDEED	6.00
TOTAL	293.44
CHECK	293.44

10/17/89 01 15:22 0001 6443

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



7463 2

IDENTIF. TREFERENCE

Oct 17 3 19 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 258596