9097 File Box 38 FORM NO. WD-1

BOOK 7979 PAGE 842

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~/ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,160.00

Lisa Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November 19 89

Britt M. Brock
Notary Public

MY COMMISSION EXPIRES: 6-8-93

(AFFIX SEAL)

NOTARY PUBLIC WILLIAMSON CO.

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
STEPHEN W. WALDEN	SEARS MORTGAGE CORPORATION	MAP 155-8-B
(NAME)	(NAME)	
6228 WILLOW OAK DRIVE	2500 Lake Cook Road	47
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37221	Riverwoods, Illinois 60015	
(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., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN W. WALDEN AND WIFE, SHARON L. WALDEN

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. 47 on the Plan of Phase I of South Colony at Riverbend as of record in Plat Book 6900, Page 271, 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 Fox Ridge Homes, Inc. by deed from The Zeitlin Group, a Joint Venture composed of Martin Construction Company & Jeffrey Construction Company of record in Book 7822, Pgae 579, said Register's Office.

THIS conveyance is subject to: Restrictions of record in Book 5349, Page 921, Book 6474, Page 354, amended in Book 6486, Page 588 and in Book 5896, Page 257; Declaration of Covenants, Conditions and Restrictions of record in Book 7199, Page 119; By-Laws of record in Book 7199, Page 135, amended in Book 7781, Page 645, 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 6228 Willow Oak Drive, Nashville, TN 37221
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 3rd day of November 1989

FOX RIDGE HOMES, INC.
BY: Alphonse H Davis Deborah P Buford

ALPHONSE H. DAVIS DEBORAH P. BUFORD

BOOK 7979 PAGE 843

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) as such President (they) 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 3rd day of November 19 89

My commission expires 1/11/92

Dana H. McKaughan
Notary Public

DANA H. McKAUGHAN NOTARY PUBLIC AT LARGE STATE OF TENN.

WARRANTY DEED

FROM
FOX RIDGE HOMES, INC., a Tennessee corporation

TO
Stephen W. Walden, et ux
Sharon L. Walden

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

80538

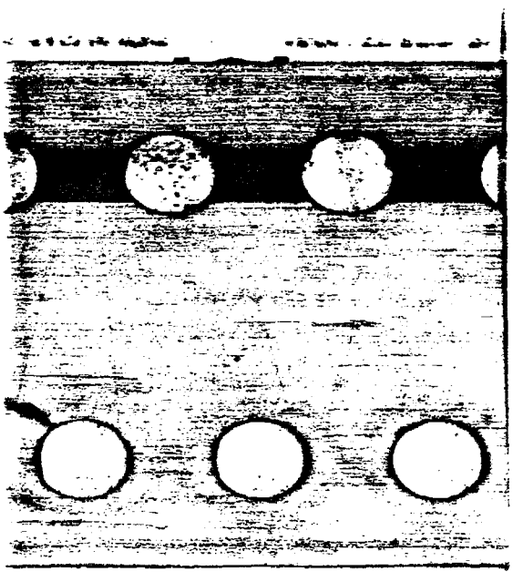
IDENTIF. TREFERENCE

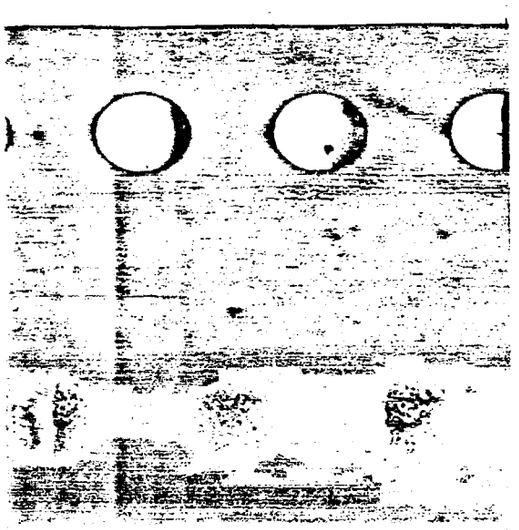
Nov 9 8 17 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

2605 11/09 0101 03CHECK 426.76

File Box 38





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

RECEIVED OF _____

FOR _____

BOOK 7979 PAGE 844

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	
				127160.00
			CON TX	419.76
			PRFEE	1.00
			WDEED	6.00
			TOTAL	426.76
			CHECK	426.76
11/09/89	01		08:17 0001	2605

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80538

IDENTIF. TREFERENCE

Nov 9 8 17 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 265466