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FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,325.96

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 19 89

Notary Public

MY COMMISSION EXPIRES: 2-28-91
(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:	MAP-PARCEL NUMBERS
Mark E. Sabato (NAME)	Chemical Mortgage Company (NAME)	MAP 108-7-B
133 North Timber Drive (ADDRESS)	101 East Town Street (ADDRESS)	PARCEL 31
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	3D-91653

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 Mark E. Sabato, 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:

Land in Davidson County, Tennessee, being Unit No. 31-C of Timber Lake Condominium, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6549, page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed.

Being the same property conveyed to Fox Ridge Homes, Inc. by deed from Larry D. Gholson and wife, Aimee L. Gholson of record in Book 7837, page 254, Register's Office for Davidson County, Tennessee.

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 6549, page 475 and Book 7153, page 617 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Larry Gholson and wife, Aimee L. Gholson to D. Gene Merrill and Frederick E. Brooks, Trustees for Atlantic Coast Mortgage Company (now being serviced by Chemical Mortgage Company), dated August 21, 1986, with an approximate unpaid principal balance of $59,830.96, of record in Book 6975, page 188, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

Easement for Television Cable of record in Book 6587, page 204, Register's Office for said County. ~~CONTINUED~~

unimproved ( )
This is improved (X) property, known as 133 North Timber Drive, Nashville, Tennessee 37214
(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 29th day of December, 19 89

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

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

STATE OF TENNESSEE
COUNTY OF

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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 29th day of December 19 89 .

My commission expires 7-13-91

Judy Edwards
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

94043

IDENTIFICATION REFERENCE

JAN 5 8 09 AM '90

DAVIDSON COUNTY, TN

0337 01/05 0101 03CHECK 205.99

WARRANTY DEED

FROM
Fox Ridge Homes, Inc.

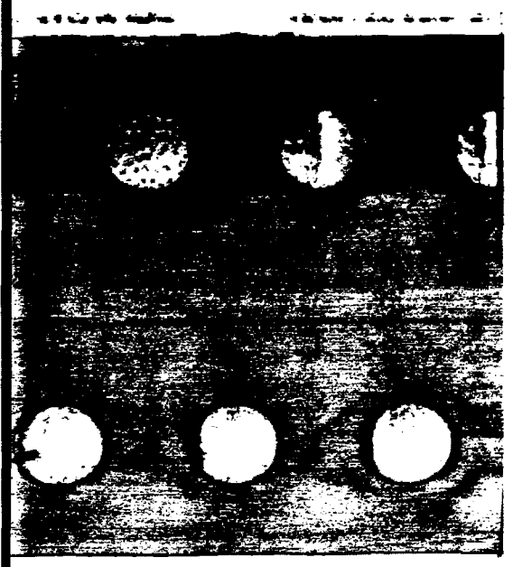
TO
Mark E. Sabato

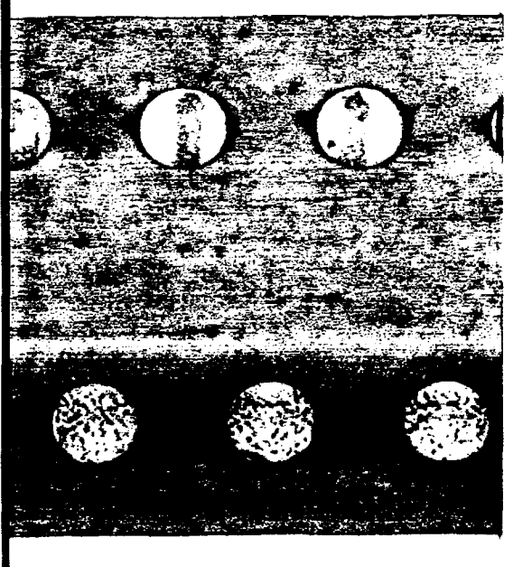
RETURN TO:
CUMBERLAND TITLE COMPANY
25 Century Blvd. - Suite 405
Nashville, Tennessee 37214

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 _____

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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 60325.96
CON TX 198.99
PRFEE 1.00
WDEED 6.00
TOTAL 205.99
CHECK 205.99

01/05/90 01 08:10 0001 0337

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94043

IDENTIFICATION REFERENCE

JAN 5 8 09 AM '90

DAVIDSON COUNTY, TN

No. 281487