BOOK 8034 PAGE 446

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,950.00

Elizabeth Goodlad
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF January, 1990

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

Ben #33

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
KAREN A. SURBER	SEARS MORTGAGE CORPORATION	155-8-B
(NAME)	(NAME)	
6416 SUGAR MAPLE LANE	2500 LAKE CROOK ROAD	10 Jm
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37221	RIVERWOOD, ILL. 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.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KAREN A. SURBER, 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. 10 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 description.

BEING part of the same property conveyed to Fox Ridge Homes, Inc. by deed from FIRST TENNESSEE BANK NATIONAL ASSOCATION of record in Book 7903, Page 944, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: (1) Restrictions of record in Book 5349, Page 921, Book 5896, Page 257, Book 6474, Page 354 and 6486, Page 588; (2) Declaration of Covenants, Conditions and Restrictions for the South Colony at River Bend in Book 7199, Page 119; (3) By-Laws fo the South Colony at River Bend Homeowners' Association in Book 7199, Page 135, amended in Book 7781, Page 645; (4) Dedication of Common Area to South Colony at River Bend Homeowners' Association, Inc. in Book 7781, Page 637; (5) Easement of record in Book 6613, Page 536; and (6) All matters appearing on the Plan of record in Plat Book 6900, Page 271, 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.

This is improved (XX) unimproved ( ) property, known as 6416 SUGAR MAPLE LANE, NASHVILLE, TN 37221
(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 26th day of JANUARY, 19 90

FOX RIDGE HOMES, INC.
BY:

Alphonse H. Davis
ALPHONSE H. DAVIS

Deborah P. Buford
DEBORAH P. BUFORD

BOOK 8034 PAGE 447

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 (their several oaths) acknowledged (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 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 26th day of January 19 90

My commission expires 1/11/92

Anne H. McKnight
Notary Public

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

WARRANTY DEED

FROM
FOX RIDGE HOMES, INC.

TO
KAREN A. SURBER AND [illegible]
ELIZABETH BOOSHECK LIVING
TRUST

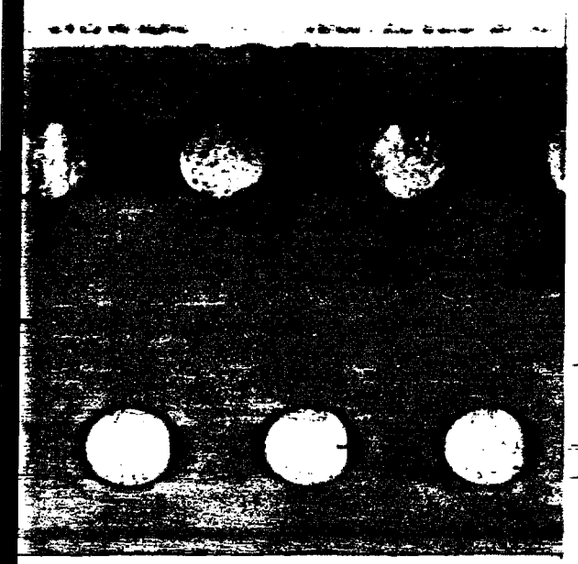
RETURN TO:
CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

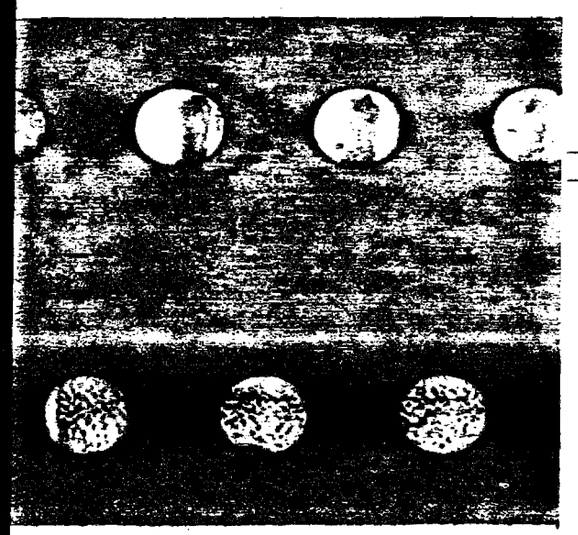
EDWARD SEDDON
ATTORNEY-AT-LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214

[illegible]

Jan 29 3 29 PM 90

TAX 442.27 0101 02/29/90 02CHECK





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

RECEIVED OF _____

FOR _____

BOOK 8034 PAGE 448

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	131950.00
			CON TX	435.27
			PRFEE	1.00
			MDEED	6.00
			TOTAL	442.27
			CHECK	442.27
01/29/90		01	15:26 0001	7101

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 9 7 3 5

IDENTIF. REFERENCE

Jan 23 3 29 PM '90

No. 288162