FORM S. WD-1

6226
79-980636-S
Bk 14

BOOK 8036 PAGE 791

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF January 19 90

Notary Public

MY COMMISSION EXPIRES: 8-25-93

(AFFIX SEAL)

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
LEWIS ELLIS, JR.	FIDELITY FEDERAL SAVINGS & LOAN		134-09-37
(NAME)	(NAME)		
3972 ATKINS DRIVE	401 UNION STREET		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)		
NASHVILLE, TN 37211	NASHVILLE, TN 37219		
(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 LEWIS ELLIS, JR. AND WIFE, BETTY S. ELLIS

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. 13 on the Plan of Woodland Hills, Phase One as of record in Plat Book 6900, Pages 666-669, 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 of record in Book 7943, Page 902, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to a Declaration of Covenants, Conditions and Restrictions of record in Book 7632, Page 947, Register's Office for Davidson County, Tennessee.

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 ( ) This is improved (XX) property, known as 3972 Atkins Drive, Nashville, TN 37211
(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 hands this 29th day of January, 19 90

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, _____ BOOK 8036 PAGE 792 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) his oath acknowledged (themselves) himself to be the President and Vice President respectively of the _____ 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 29th day of January 19 90

My commission expires 1/11/92

Anne H. McKnight

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

00609

WARRANTY DEED

FROM
FOX RIDGE HOMES, INC.

TO
LEWIS ELLIS, JR., ET UX

IDENTIF. REFERENCE

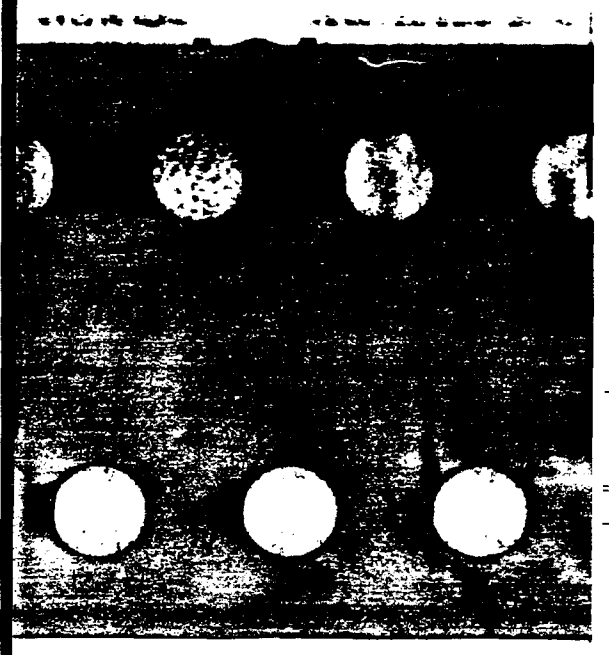
JAN 31 3 18 PM '90
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

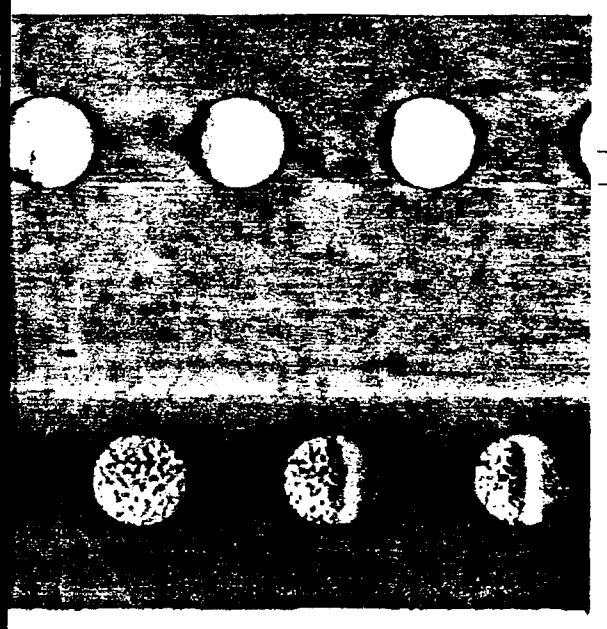
8062 01/31 0101 03CHECK 261.10

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





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

RECEIVED OF _____

FOR _____

BOOK 8036 PAGE 793

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFI[illegible]
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
[illegible]ANEOUS
[illegible] CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 77050.00
CON TX 254.10
PRFEE 1.00
MDEED 6.00
TOTAL 261.10
CHECK 261.10

01/31/90 01 15:15 0001 8062

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00609

IDENTIF. TREFERENCE

JAN 31 3 18 PM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 289107