FORM NO. 1041

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 8055 PAGE 603

Bar 14

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 19 90

Notary Public

MY COMMISSION EXPIRES: 9-20-93

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

NAME ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MATTHIAS O. BAMGBOSE (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	130-09-69
4044 SCOTWOOD DRIVE (STREET ADDRESS OR ROUTE NUMBER)	401 UNION STREET (STREET ADDRESS)	
NASHVILLE, TN 37211 (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 MATTHIAS O. BAMGBOSE, 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. 47 on the Plan of Woodland Hills, Phase One as of record in Plat Book 6900, Pages 666,667,668,668 and 669 in the 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 VISTA MORTGAGE & REALTY, INC., a Delaware Corporation of record in Book 7800, Page 230, said Register's Office.

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

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 4044 Scotwood 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 hand this 27th day of February 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, _____, 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) Vice President and _____ 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 27th day of February 19 90

My commission expires 9-25-93

Rhonda J Whitefield
Notary Public

JUDY NOTARY PUBLIC LANE STATE OF TENNESSEE

WARRANTY DEED

FROM
FOX RIDGE HOMES, INC.

TO
MATTHIAS O. BAMGBOSE, UNMARRIED

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

0744U

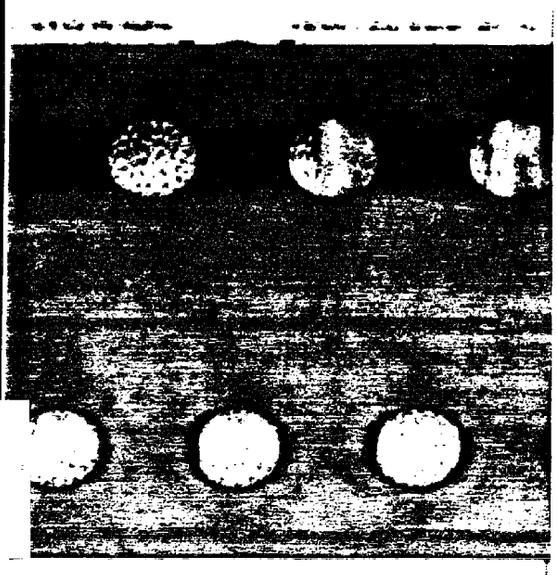
IDENTIF. REFERENCE

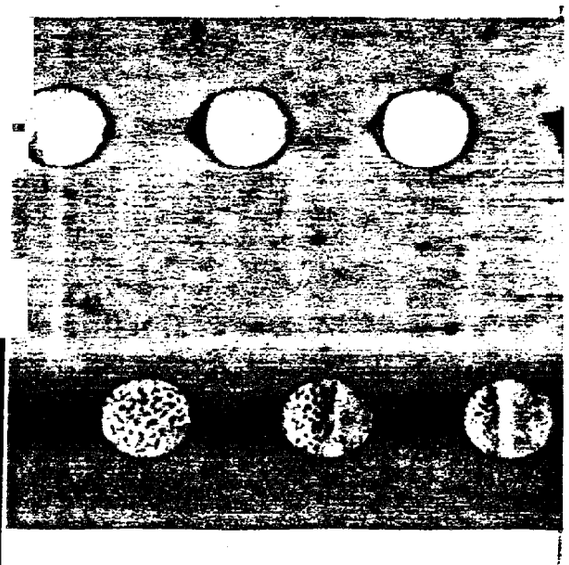
MAR 1 2 42 PM '90

DAVIDSON COUNTY TN.

8514 03/01 0101 03CHECK

245.92





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

RECEIVED OF _____

FOR _____

BOOK 8055 PAGE 605

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	72400.00
CON TX	238.92
PRFEE	1.00
WDEED	6.00
TOTAL	245.92
CHECK	245.92

03/01/90 01 14:43 0001 8514

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07440

IDENTIF. REFERENCE

MAR 1 2 42 PM '90

DAVIDSON COUNTY TN.

No. 297030