FORM S. WD-1

BOOK 8058 PAGE 24

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF February, 19 90

Notary Public

MY COMMISSION EXPIRES: 3/27/93

(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
RICHARD G. WARD	FIDELITY FEDERAL SAVINGS & LOAN	134-9-39
(NAME)	(NAME)	
3964 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 RICHARD G. WARD AND WIFE, SANDRA VICTORIA WARD

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. 15 on the Plan of Woodland Hills, Phase One as of record in Plat Book 6900, Pages 666-669 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 7998, Page 953, said Register's Office.

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

THIS conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

THIS conveyance is subject to any and all restrictions and easements of record.

08341

IDENTIF. REFERENCE

MAR 5 3 30 PM '90

DAVIDSON COUNTY TN.

unimproved ( ) This is improved (XX) property, known as 3964 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 hand this 28th day of February, 19 90

FOX RIDGE HOMES, INC.
BY:

Alphonse H. Davis
ALPHONSE H. DAVIS

Deborah P. Buford
DEBORAH P. BUFORD

BOOK 8058 PAGE 25

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) / (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 BRENTWOOD, TN on this the 28th day of FEBRUARY, 19 90

My commission expires 3/27/93

Notary Public

WARRANTY DEED

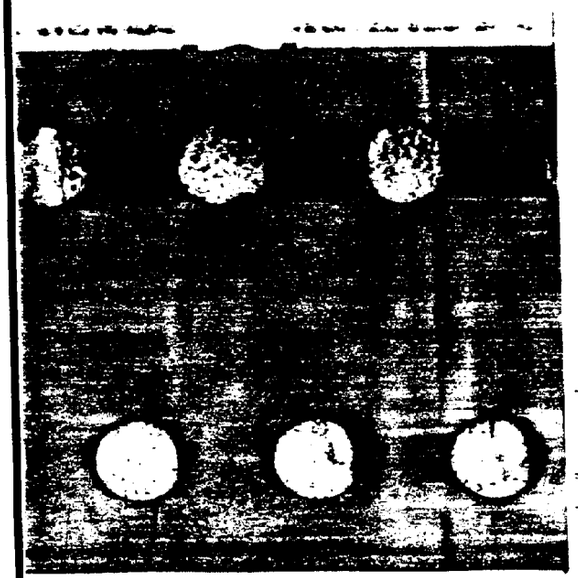
FROM
FOX RIDGE HOMES, INC.

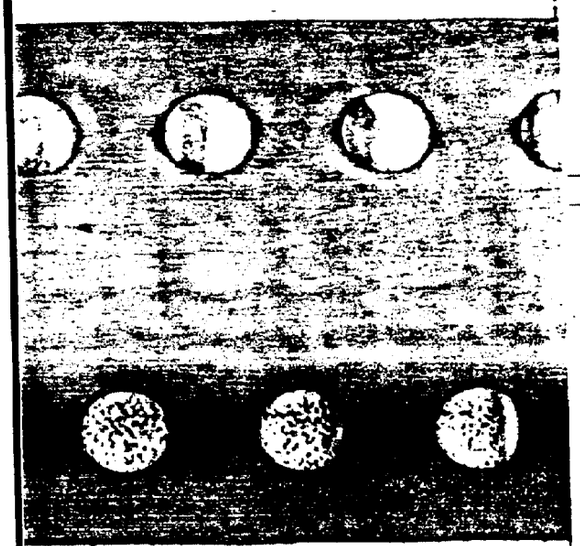
TO
RICHARD G. WARD

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

9557 03/05 0101 02CHECK 235.69





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

RECEIVED OF _____

FOR _____

BOOK 8058 PAGE 26

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 69350.00
				CON TX 228.69
				PRFEE 1.00
				MDEED 6.00
				TOTAL 235.69
				CHECK 235.69
03/05/90	01			15:32 0001 9557

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08341

IDENTIF. TREFERENCE

MAR 5 3 30 PM '90

DAVIDSON COUNTY TN.

No. 298063