FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,144.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-13-91
(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
Loyd D. Powers (NAME)	Same (NAME)	MAP 134-9
3965 Atkins Drive (ADDRESS)	(ADDRESS)	PARCEL 48
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	5DU-77656

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 Loyd D. Powers and wife, Michelle M. Powers

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. 24 on the Plan of Phase One, Woodland Hills, of record in Plat Book 6900, pages 666, 667, 668 & 669 and amended by Surveyors Correction of record in Book 7574, Page 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Fox Ridge Homes, Inc. by Deed from Vista Mortgage & Realty, Inc. of record in Book 7943, Page 902, Register's Office for said County.

This conveyance is subject to the following:

1. Declaration of Covenants, Conditions and Restrictions of record in Book 7632 Page 947, Register's Office for said County.

2. Storm Water Detention Agreement of record in Book 7262, Page 388, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities.

unimproved ( )
This is improved (X) property, known as 3965 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 my hand this 29th day of March 19 90

Fox Ridge Homes, Inc.
By: Deborah P. Buford
Deborah P. Buford, Vice-President

Alphonse H. Davis

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 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 Deborah P. Buford and Alphonse H. Davis with whom I am personally acquainted and who upon ~~his~~ their oath(s) acknowledged ~~himself~~ themselves to be the Vice-President and President respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that they as such Vice-President and 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 Deborah P. Buford as such Vice-President, and attesting the same by the said Alphonse H. Davis as such President.

Witness my hand and official seal at office at Nashville, TN on this the 28th day of March 19 90.

My commission expires 7-13-91

Judy Elrod
Notary Public

NOTARY PUBLIC AT LARGE

15479

IDENTIFICATION

APR 30 1990

WARRANTY DEED

FROM
Fox Ridge Homes, Inc.

TO
Loyd D. Powers and wife, Michelle M. Powers

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

FILE BOX 3

FEE 0.00 TAX 0.00 TOTAL 0.00 CHECK 2913



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

RECEIVED OF _____

FOR _____

BOOK 8078 PAGE 696

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 86144.00
CON TX 284.13
PRFEE 1.00
WDEED 6.00
TOTAL 291.13
CHECK 291.13

04/03/90 01 08:16 0001 7208

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



11547.9

IDENTIF. REFERENCE

APR 3 8 17 AM '90

DAVIDSON COUNTY

No. 306369