FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April 19 90

Notary Public

MY COMMISSION EXPIRES: _____
(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
Mark Richards (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 61-5-A
209 White Oak Court (ADDRESS)	12700 Fair Lakes Circle,Suite400 (ADDRESS)	PARCEL 48
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Fairfax, Virginia 22033 (CITY) (STATE) (ZIP)	12DZ-97051

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 Mark Richards and James P. Richards, both married

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 Unit No. 46 on the Condominium Site Plan, Phase III of Poplar Glen of record in Plat Book 6900, page 826, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to C & S Builders, Inc. by deed from Fox Ridge Company, a Tennessee Limited Partnership of record in Book 7562, page 934, Register's Office for said County. The said C & S Builders, Inc. have since changed the name of the corporation to FOX RIDGE HOMES, INC. by Articles of Amendment to the Certificate of Incorporation of C & S Builders, Inc. of record in Book 7634, page 226, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Book 7534, page 591, Book 7548, page 612, Book 7733, page 880 and Book 8036, page 175, 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.

Conveyance of Cross Easements of record in Book 7337, page 269, Register's Office for said County.

Sewer/Storm Drainage Easement of record in Book 4989, page 430, Register's

CONTINUED

unimproved ( )
This is improved (X) property, known as 209 White Oak Court, Nashville, Tennessee 37216
(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 3rd day of April 19 90

Fox Ridge Homes, Inc.
By: Alphonse H. Davis
Alphonse H. Davis, President

Attest: Deborah P. Buford
Deborah P. Buford, Vice President

STATE OF TENNESSEE
COUNTY OF

BOOK 8081 PAGE 523

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 Alphonse H. Davis and Deborah P. Buford with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the President and Vice President respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that 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 Nashville, TN on this the 3rd day of April 19 90 .

My commission expires 5.20.92

Notary Public

LEGAL CONTINUATION

Office for said County.

Planned Unit Agreement of record in Book 6088, page 308, Register's Office for said County.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 5129, page 28 and Book 5325, page 322, Register's Office for said County. (Affects Lot 2)

Controlled Access to and from Ellington Parkway of record in Plat Book 6900, page 407 and revised in Plat Book 6900, page 567, Register's Office for said County.

Easements, Restrictions, Conditions as set out per Plat Book 6900, page 407 and revised in Plat Book 6900, page 567, Register's Office for said County.

11 6432 IDENTIF. REFERENCE APR 5 8 08 AM '90 DAVIDSON COUNTY TN.

5241 04/05 01:01 00CHECK 21.00

WARRANTY DEED

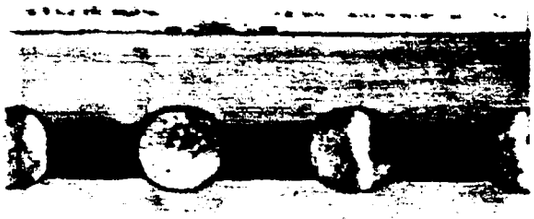
FROM
Fox Ridge Homes, Inc.

TO
Mark Richards and James P. Richards

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

BOX 3



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

RECEIVED OF _____

FOR _____

BOOK 8081 PAGE 524



CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

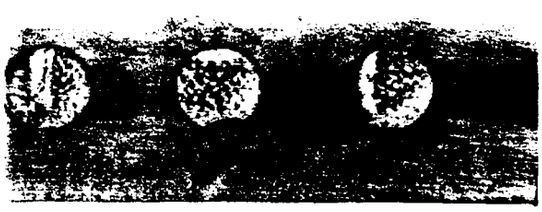
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	61600.00
			CON TX	203.28
			PRFEE	1.00
			WDEED	6.00
			TOTAL	210.28
			CHECK	210.28
04/05/90	01		08:07 0001	8241



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



11643 2

IDENTIF. TREFERENCE

Apr 5 8 09 AM '90

FELIX Z. WILSON, JR.
DAVIDSON COUNTY TN.

No. 307391