FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,675.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF June, 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
Garland B. Overton (NAME)	CTX Mortgage Company (NAME)	MAP 161-10-B
5229 Village Trace (ADDRESS)	P. O. Box 19000 (ADDRESS)	PARCEL 7
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Dallas, Texas 75219-9000 (CITY) (STATE) (ZIP)	6DU-83144

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 Garland B. Overton and wife, Janette Z. Overton

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. 198, Phase Five on the Plan of Villages of Brentwood of record in Plat Book 6900, page 896, 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 Fox Ridge Homes, Inc. by deed from George T. Hicks and wife, Sallie R. Hicks of record in Book 8010, page 968, Register's Office for Davidson County, Tennessee.

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 7834, page 676 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.

30930

IDENTIF. TREFERENCE

JUN 5 8 11 AM '90

FELIX ZALDIVAR
DAVIDSON COUNTY, TN.
REGISTER

unimproved ( )
This is improved (X) property, known as 5229 Village Trace, Nashville, Tennessee 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 S this 1st day of June, 19 90

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

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

6849 15:05 1:01 OSCHECK 349-21

NESSEE

efore me, _____, a Notary Public in and for
, the within named _____

_____

_____

_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

_____ _____

Notary Public

NESSEE
AVIDSON

the undersigned a Notary Public within and for the
resaid, personally appeared Alphonse H. Davis
h P. Buford with whom I am personally acquainted and who
is) acknowledged themselves to be the President
esident respectively of the Fox Ridge Homes, Inc.
rgainor, and corporation, and that they as such President
esident being authorized so to do, execute the foregoing instrument for the
ained by signing the name of the corporation, by the said Alphonse H. Davis
dent , and attesting the same by the said Deborah P. Buford
President .

d and official seal at office at Nashville, TN on this the 31st
2 19 90 .

res 7-13-91

Judy [illegible]
Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE

WARRANTY DEED

FROM
Fox Ridge Homes, Inc.

TO
Garland B. Overton and wife, Janette Z. Overton

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