LEASES - File Book 14

FORM NO. WD-1

BOOK 8176 PAGE 441

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,975.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 19 90

Notary Public

MY COMMISSION EXPIRES: 1-3-94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ERNEST E. RIGSBY, ET UX (NAME) | FIDELITY FEDERAL BANK, FFB (NAME) | 161-10-B |
| 5104 ENGLISH VILLAGE (STREET ADDRESS OR ROUTE NUMBER) | 401 UNION STREET (STREET ADDRESS) | 74 |
| NASHVILLE, TN 37211 (CITY) (STATE) (P. O. ZIP) | NASHVILLE, TN 37219 (CITY) (STATE) (ZIP) | |

FOR AND IN 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 ERNEST E. RIGSBY AND WIFE, MELINDA K. RIGSBY

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. 265 on the Plan of Villages of Brentwood, Phase Six as of record in Plat Book 6900, Page 316, 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 of record in Book 7865, Page 250, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to a Declaration of Covenants, Conditions and Restrictions of record in Book 6143, Page 11 and as amended and made applicabe in Book 7207, Page 251, said Register's Office.

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.

50056

IDENTIFICATION

AUG 16 2 52 PM '90

unimproved ( )
This is improved (XX) property, known as 5104 ENGLISH VILLAGE 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 s this 15th day of August, 19 90

FOX RIDGE HOMES, INC.

BY: Alphonse H. Davis Deborah P. Buford

ALPHONSE H. DAVIS DEBORAH P. BUFORD

STATE OF TENNESSEE
Davidson County

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___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Alphonse H. Davis & Deborah P. Buford

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Executive Officer & Vice President of the Fox Ridge Homes, Inc.

a corporation, and that he as such Chief Executive Officer and Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Chief Executive Officer and Vice President.

Witness my hand and official seal at Nashville, TN, this 15th day of August, 1990.

Commission Expires ~~1/11/92~~ 1-24-94 Julie D. Ratliff Notary Public

WARRANTY DEED

FROM
FOX RIDGE HOMES, INC.

TO
ERNEST E. RIGSBY, ET UX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

0663 08/16 0101 02CHECK 343.60

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8176 PAGE 443

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

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

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | CAMT 101975.00 |
| | | | | CON TX 336.60 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 343.60 |
| | | | | CHECK 343.60 |
| 08/16/90 | | 01 | | 14:55 0001 0663 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50056

IDENTIFICATION REFERENCE

Aug 16 2 52 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 347088