Recd 4:48

FORM No. WD-1

BOOK 8264 PAGE 851

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~26th~~ DAY OF December, 19 90

Notary Public

MY COMMISSION EXPIRES: 1/11/93

(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
LORI L. JENKINS	Citizens Southern Mortgage Corp.		P/O 150-238
(NAME)	(NAME)		
516 FOREST POINTE PLACE	P.O. Box 656		~~516~~
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)		
ANTIOCH, TN 37013	Tucker, GA 30085-0656		
(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 LORI L. JENKINS, UNMARRIED

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. 516 on the Revised Final Plat of Forest Pointe Condominium of record in Book 6900, Page 930, amended in Book 7900, Page 16, and as shown as ~~an~~ Exhibit to the amended Master Deed of Record in Book 8050, Page 853, 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 John E. Cain, III and Kate Barksdale Cain, Trustee under the residuary trust created by the will of of John E. Cain, Jr., deceased with full power to convey as provided by the Last Will and Testament as of record in Book 7752, Page 250, said Register's Office. Being the same property conveyed to Fox Ridge Homes, Inc. by quitclaim deed from Mary R. Cain, wife of John E. Cain, III as of record in Book 7775, Page 793, said Register's Office.

THIS conveyance is subject to a Declaration of Covenants and Restrictions of record in Book 7075, Page 790 and as corrected in Book 7079, Page 424, said Register's Office.

THE Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the By-Laws for the administration therefore; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Forest

***

This is unimproved ( ) improved (X) property, known as 516 Forest Pointe Place, Antioch, TN 37013
(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 21st day of December, 19 90

FOX RIDGE HOMES, INC.

BY: Alphonse H. Davis Deborah P. Buford

ALPHONSE H. DAVIS DEBORAH P. BUFORD

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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 (their several oaths) acknowledged (themselves) to be the C.E.O. and Vice President respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that (he) as such C.E.O. (they) 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 C.E.O., 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 21st day of December 19 90

My commission expires 1/11/92

Notary Public

** Pointe Condominiums of record in Book 7801, Page 463, amended in Book 8050, Page 853, 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.

WARRANTY DEED

FROM
FOX RIDGE HOMES, INC.

TO
LORI A. JENKINS, ET UX

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

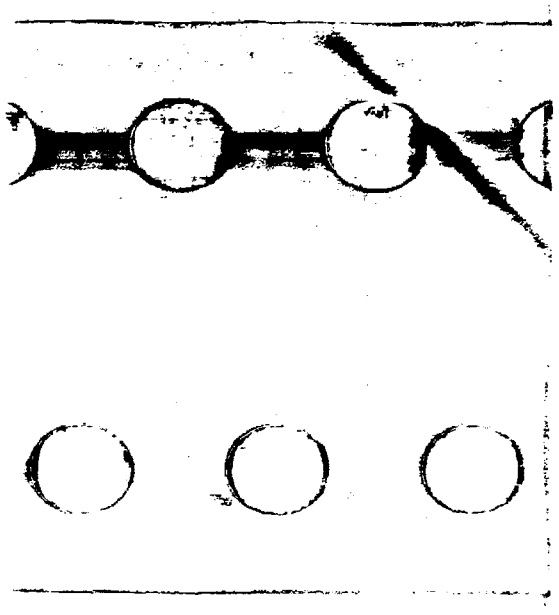
2419 12/28 0101 03CHECK 238.00

82076

IDENTIF. REFERENCE

DEC 28 9 33 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

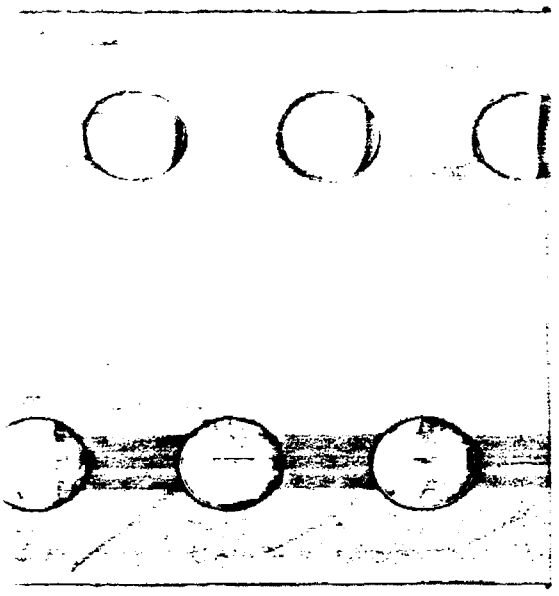
FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 70000.00
				CON TX 231.00
				PRFEE 1.00
				MDEED 6.00
				TOTAL 238.00
				CHECK 238.00

12/28/90 01 09:33 0001 2419



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8207 6.

IDENTIF. REFERENCE

DEC 28 9 33 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 384796