Book 47

BOOK 8272 PAGE 245

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 60,000.00

Rita C. Denney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 19 90

Notary Public

MY COMMISSION EXPIRES January 28, 1993
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
William D. Castleman, 213 A Ward Circle, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| Rita C. Denney (NAME) | Sovran Mortgage Corporation (NAME) | 52-13A-39 |
| 2726 Pennmeade Drive (ADDRESS) | 201 East Cary Street (ADDRESS) | 3DX 84 |
| Nashville, Tennessee 37214 (CITY) (STATE) (ZIP) | Richmond, Virginia 23219-3736 (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 Rita C. Denney, 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. 39 as created and established by the Master Deed and Bylaws for River Glen, a Horizontal Property Regime, of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee, and as shown and described on the Plan for River Glen, Phase I, of record in Book 6900, page 671, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.

BEING a portion of the same property conveyed to C & S Builders, Inc., by deed from Julius Doochin, Trustee, of record in Book 7560, page 590, Register's Office for Davidson County, Tennessee. By instrument of record in Book 7634, page 226 , Register's Office for said County, the name of the corporation was changed to Fox Ridge Homes, Inc.

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

Source: Michael V. Stump, Surveyor
103 Guinevere Lane
Crossville, Tennessee 38555
TN Lis. #784

unimproved ( )
This is improved ( X ) property, known as: 2726 Pennmeade Drive, Nashville, Tennessee 37214
(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 31st day of December, 19 90

Fox Ridge Homes, Inc.
By: Alphonse H. Davis, C.E.O.

Dan Hanley, Vice President

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 WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid personally appeared Alphonse H. Davis and Dan Hanley with whom I am personally acquainted and who upon their oath(s) 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 they as such C.E.O. 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 Dan Hanley as such Vice President.

Witness my hand and official seal at office at Brentwood, TN 37027 on this the 31st day of December 19 90 .

My commission expires January 23, 1993

Judy L. Wells
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

84652

IDENTIF. REFERENCE

JAN 9 8 41 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.



WARRANTY DEED

FROM

Fox Ridge Homes, Inc.

TO

Rita C. Denney

RETURN TO:

William D. Castleman
213 A Ward Circle
Brentwood, TN 37027

3822 01/09 0101 CKCHECK 205.00

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8272 PAGE 247

| | | |
|---|---|---|
| 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 60000.00 |
| | | | | CON TX 198.00 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 205.00 |
| | | | | CHECK 205.00 |
| 01/09/91 | | 01 | | 08:39 0001 3822 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84652

IDENTIF. TREFERENCE

JAN 9 8 41 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 387715