FORM N.. WD-1

Bk 14

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,025.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/24/93

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENNESSEE

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
Gary David Ruff	Fidelity Federal Savings Bank	63-16A-22
(NAME) 1760 Aaronwood Drive	(NAME) 401 Union Street	4D-92715
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, TN 38138	(STREET ADDRESS) Nashville, TN 37219	
(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 GARY DAVID RUFF AND DANA A. DRESSANDER, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

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. 52 on the Plan of Hampton Park, as of record in Plat Book 6900, Page 405 and as amended in Book 6900, Pages 550-552 and corrected in Book 7462, Page 445 and as amended in Book 8181, Page 112, in the 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 8203, Page 665 in the Register's Office for said County.

THIS conveyance is subject to Covenants, Conditions and Restrictions of record in Book 7351, Page 852 and as amended in Book 7451, Page 739, 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.

*Description derived from recorded plat as set out above prepared by Jerry L. Morrow, Surveyor, 2825 Dogwood Place, Nashville, Tennessee 37204, Registration No. 777.

unimproved ( ) This is improved (XXX) property, known as 1760 Aaronwood Drive, Old Hickory, TN 38138
(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

ALPHONSE H. DAVIS

Deborah P. Buford

DEBORAH P. BUFORD

STATE OF TENNESSEE
COUNTY OF

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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~~ Alphonse H. Davis, 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 (his oath / their several oaths) acknowledged (himself / 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. and (they) 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

Anne H. McKnight
Notary Public

ANNE H. McKNIGHT NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM
FOX RIDGE HOMES, INC.

TO
GARY DAVID RUFF AND DANA A. DRESSANDER, BOTH UNMARRIED

IDENTIF. REFERENCE

JAN 11 10 57 AM '91
FELIX Z. ... DAVIDSON COUNTY TN.

85350

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

4643 01/11 0101 02CHECK 323.80

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 96025.00
CON TX 316.80
PRFEE 1.00
WDEED 6.00
TOTAL 323.80
CHECK 323.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/11/91 01 10:57 0001 4643

8535U

IDENTIF. T REFERENCE

JAN 11 10 57 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 388520