STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 91,585.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 19 91

Notary Public

MY COMMISSION EXPIRES 7-13-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd - Suite 105 - Nashville TN 37214 111 West College Street - Murfreesboro TN 37130 [illegible] - Winchester TN 37398

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Mark Christopher Schutz (NAME)	Security Financial & Mortgage (NAME)	MAP 150-9 GP A
1428 Calais Court (ADDRESS)	12444 Powerscourt Dr., Suite 140 (ADDRESS)	PARCEL 86
Antioch, TN 37013 (CITY) (STATE) (ZIP)	St. Louis, Missouri 63131 (CITY) (STATE) (ZIP)	2DX-08186

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 Mark Christopher Schutz and wife, Lisa Diane Schutz

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. 240 on the Plan of Forest View Park, Section VIII, of record in Plat Book 6900, Page 633, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complet legal description.

Being part of the same property conveyed to C & S Builders, Inc. by deed from Fox Ridge Company, a Tennessee Limited Partnership of record in Book 7562, Page 934, Register's Office for said County. The said C & S Builders, Inc. have since changed the name of the corporation to Fox Ridge Homes, Inc. by Articles of Amendment to the Certificate of Incorporation of C & S Builders, Inc. of record in Book 7634, Page 226, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 7522, page 905 and Book 7079, Page 472, Register's Office for said County.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

4238 02/05 0101 03CHECK 309.23

unimproved ( )
This is improved (X) property, known as: 1428 Calais Court, 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 31st day of January, 19 91

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

Attest: Deborah P. Buford
Deborah P. Buford, 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 DAVIDSON

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 oath(s) acknowledged themselves to be the President and Vice President respectively of the Fox Ridge Homes, Inc. the within named bargainor and corporation, and that they as such President 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 President and attesting the same by the said Deborah P. Buford as such Vice President.

Witness my hand and official seal at office at Nashville, TN 37214 on this the 31st day of January, 19 91.

My commission expires: 9-13-91

Judy Brasil
Notary Public

IDENTIF. REFERENCE

FEB 5 3 31 PM '91

DAVIDSON COUNTY

8949

WARRANTY DEED

FROM
Fox Ridge Homes, Inc.

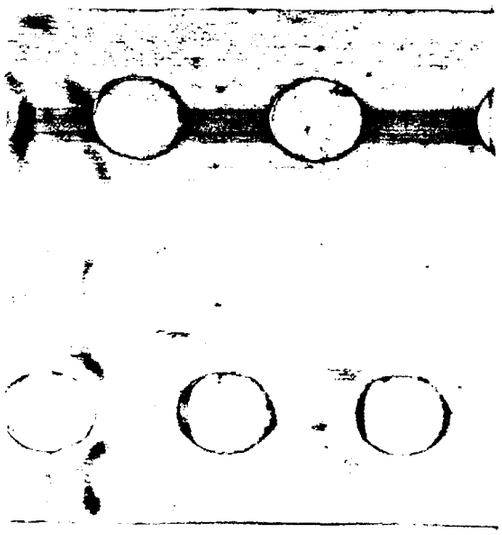
TO
Mark Christopher Schutz and wife, Lisa Diane Schutz

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

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8287 PAGE 440

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

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

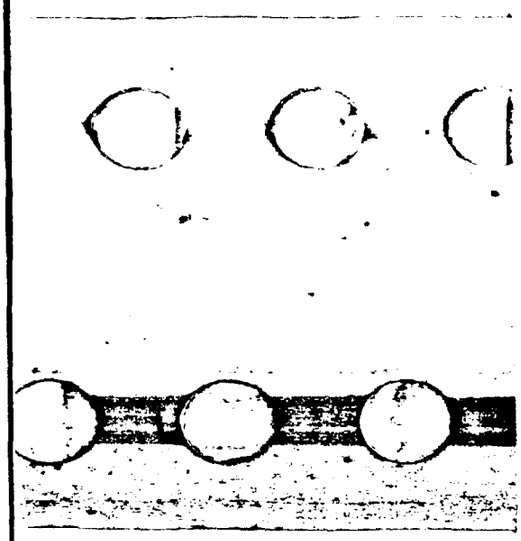
MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 91585.00
~~CON TX 302.23~~
~~PRFEE 1.00~~
WDEED 6.00
TOTAL 309.23
CHECK 309.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/05/91 01 08:30 0001 4238



90649

IDENTIF. REFERENCE

FEB 5 8 32 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 394586