FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Touraine Shaffer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th 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 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Touraine Shaffer (NAME)	Park Avenue Mortgage (NAME)	MAP 61-5-A
715 Maple Place (ADDRESS)	50 Century Boulevard, Suite 200 (ADDRESS)	PARCEL 98
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	12D2-97090

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. (formerly C & S Builders Inc.)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Touraine Snaffer and wife, Drexel M. Shaffer

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. 73 on the Plan of Phase V, Poplar Glen of record in Plat Book 7900, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete 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. And also being the same property conveyed to Mr. William Hughes, Trustee, for Fox Ridge Homes, Incorporated, of record in Book 7966, Page 499, Register's Office for Davidson County, Tennessee.

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 7534, page 591; Book 7548, Page 612, Book 7966, Page 499, Book 8036, Page 175 and Book 7733, Page 880, 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.

Subject to Easement of record in Book 7966, Page 499, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property known as 715 Maple Place, Nashville, TN 37216
(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 30th day of January, 19 91

Fox Ridge Homes, Inc.
By: Deborah P. Buford
Deborah P. Buford, Vice President

Fox Ridge Homes, Inc
BY: Alphonse H. Davis
Alphonse H. Davis, 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 Deborah P. Buford and Alphonse H. Davis with whom I am personally acquainted and who upon ~~his~~ their oath(s) acknowledged ~~himself~~ themselves to be the Vice President and President respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that they as such Vice President and 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 Deborah P. Buford as such Vice President, and attesting the same by the said Alphonse H. Davis as such President.

Witness my hand and official seal at office at Nashville, TN 37214 on this the 30th day of January 19 91.

My commission expires 7-13-91

Julie Driscoll
Notary Public

Subject to Planned Unit Agreement of record in Book 6088, Page 308, Register's Office for said County.

Subject to conveyance of Cross Easements of record in Book 7337, Page 269, Register's Office for said County.

Subject to Easements, Restrictions, Conditions as set out per Plat Book 6900, Page 407 and revised in Plat Book 6900, Page 567, Register's Office for said County.

91438

IDENTIF. REFERENCE

FEB 8 8 14 AM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

WARRANTY DEED

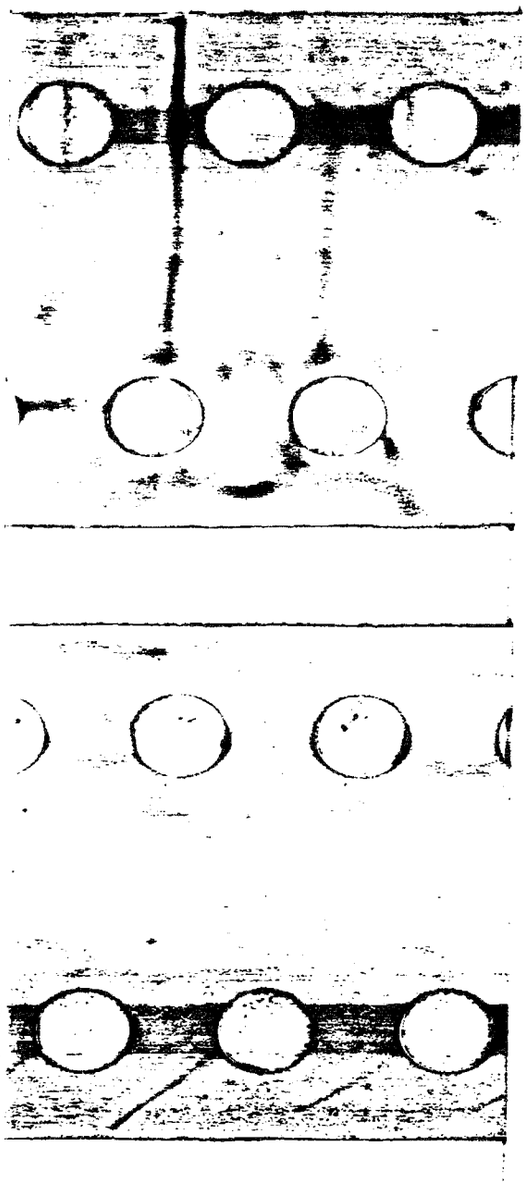
FROM
Fox Ridge Homes, Inc.

TO
Lourraine Shaffer and wife, Drexel M. Shaffer

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

5160 02/08 0101 03CHECK 244.60



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8289 PAGE 453

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	72000.00
			CON TX	237.60
			PRFEE	1.00
			WDEED	6.00
			TOTAL	244.60
			CHECK	244.60
02/08/91	01		08:12 0001	5160

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91 1438

IDENTIF. REFERENCE

FEB 8 8 14 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 395485