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STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,950.00

James R. Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 19 91

Notary Public

MY COMMISSION EXPIRES: 4/15/91
(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 |
|---|---|---|
| James R. Moore (NAME) | Sovran Mortgage Corporation (NAME) | MAP 52-13-A |
| 2709 Penn Meade Drive (ADDRESS) | 201 East Cary Street (ADDRESS) | PARCEL 3 |
| Nashville, Tennessee 37214 (CITY) (STATE) (ZIP) | Richmond, Virginia 23219-3736 (CITY) (STATE) (ZIP) | 3DX-00049 |

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, C&S Builders, Inc., now known as Fox Ridge Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Moore, 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. 3 of the Condominium Site Plan, Phase One of River Glen, Planned Unit Development of record in Plat Book 6900, Page 671 amending Plat Book 6900, Pages 650 and 651, all references of record in the Register of Deeds Office for Davidson County, Tennessee, to which plan references are hereby made for a more complete detailed description.

Being part 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 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 Plat Book 6900, Page 671 and Book 7566, Page 571, 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.

unimproved ( )
This is improved ( X ) property, known as 2709 Penn Meade 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 our hand s this 15th day of February, 19 91

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

Attest: Deborah P. Buford
Deborah P. Buford, Vice-President

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 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 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 Deborah P. Buford as such Vice-President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 15th day of February 19 91 .

My commission expires 7-13-91

Judy P. Lewis
Notary Public

JUDY P. LEWIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

93760

IDENTIF. REFERENCE

FEB 20 8 04 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.



WARRANTY DEED

FROM
Fox Ridge Homes, Inc.

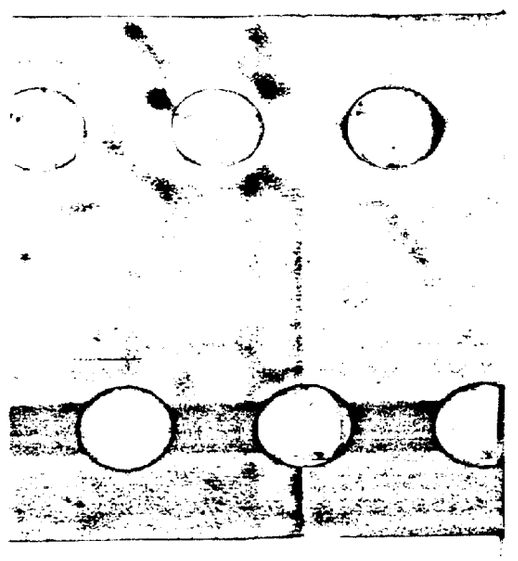
TO
James R. Moore

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

7428 02/20 0101 03CHECK 211.27





**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 61950.00
CON TX 204.27
PRFEE 1.00
WDEED 6.00
TOTAL 211.27
CHECK 211.27

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/20/91 01 08-01 0001 7928

93760

IDENTIF. REFERENCE

FEB 20 8 04 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 398194