FILE BOX 3

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Melissa F Boling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 19 91

Judy P Dewitt
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
Melissa F. Boling (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 150-9-A
1421 Calais Court (ADDRESS)	12700 Fair Lakes Circle, Ste 400 (ADDRESS)	PARCEL 84
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Fairfax, Virginia 22033 (CITY) (STATE) (ZIP)	2DX-08184

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 Melissa F. Boling, 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 Lot No. 238 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 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 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.

unimproved ( )
This is improved (X) property, known as 1421 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 28th 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

BOOK 8305 PAGE 252

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, TN 37214 on this the 28th day of February 19 91.

My commission expires 7-8-91

Notary Public

9747U

IDENTIF. REFERENCE

FEB 7 [illegible] 91

1600 03/07 0101 03CHECK 267.70

WARRANTY DEED

FROM
Fox Ridge Homes, Inc.

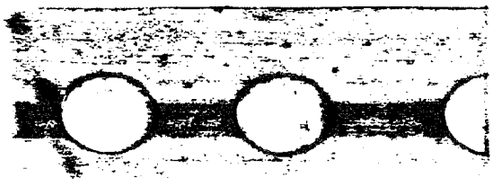
TO
Melissa F. Boling

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



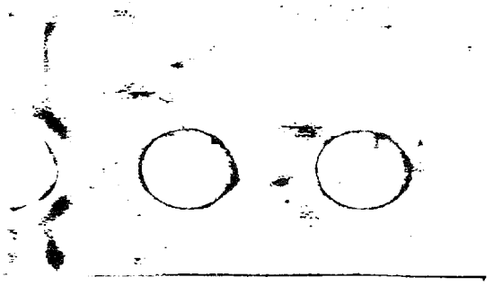
RECEIVED OF _____

FOR _____

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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

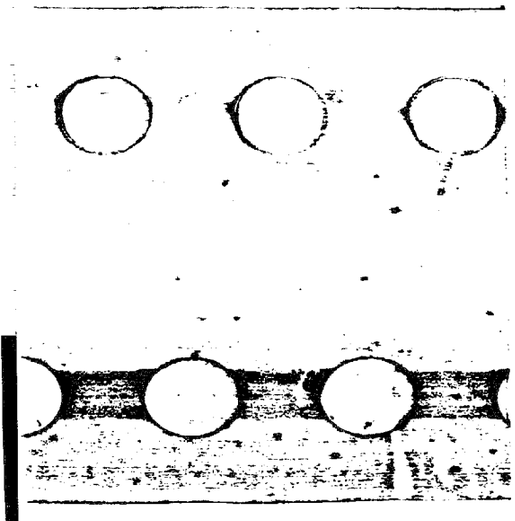
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT	79000.00
CON TX	260.70
PRFEE	1.00
WDEED	6.00
TOTAL	267.70
CHECK	267.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/07/91 01 08:34 0001 1600



9747U

IDENTIF. REFERENCE

MAR 7 8 33 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY REG.

No. 402419