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STATE OF TENNESSEE, COUNTY OF DAVIDSON BOOK 8320 PAGE 292

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,400.00

Mark Allen Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 19 91

Notary Public

MY COMMISSION EXPIRES: 7/29/93

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF 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
MARK Allan Nelson	Fidelity Federal Savings Bank	63-16-A
(NAME)	(NAME)	02100
1756 Aaronwood Drive	401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 32719	
(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 Mark Allan Nelson and wife, Kelli Dawn Nelson

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. 51 on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development, of record in Plat Book 6900, Page 405 as amended in Book 6900, Pages 550 thru 552 and corrected in Book 7462, Page 445 and amended in Book 8181, Page 112, 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 8240, Page 612, in the Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Covenants, Conditions and Restrictions which do not contain nor are they accompanied by right of forfeiture or reversion of title contained in instrument of record in Book 7351, Page 852 as amended in Book 7451, page 739, together with terms and provisions as contained in the By-Laws of Chitwood Downs Homeowners' Association attached thereto, Register's Office for said County.

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.

This is unimproved ( ) improved (XXX) property, known as 1756 Aaronwood Drive, Old Hickory, TN 37138
(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 29th day of March 19 91

FOX RIDGE HOMES, INC.

BY: Alphonse H. Davis Deborah P. Buford

ALPHONSE H. DAVIS DEBORAH P. BUFORD

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 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, 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 several oaths) 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 (he) as such C.E.O. (they) 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 Brentwood, TN on this the 29th day of March 1991

My commission expires 1/11/92

Anne H. McKnight
Notary Public

ANNE H. McKNIGHT NOTARY PUBLIC AT LARGE STATE OF TENN.

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0 3 0 6 3

WARRANTY DEED

FROM

FOX RIDGE HOMES, INC.

TO

APR 1 0 47 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

~~IDENTIF.~~ REFERENCE

RETURN TO:

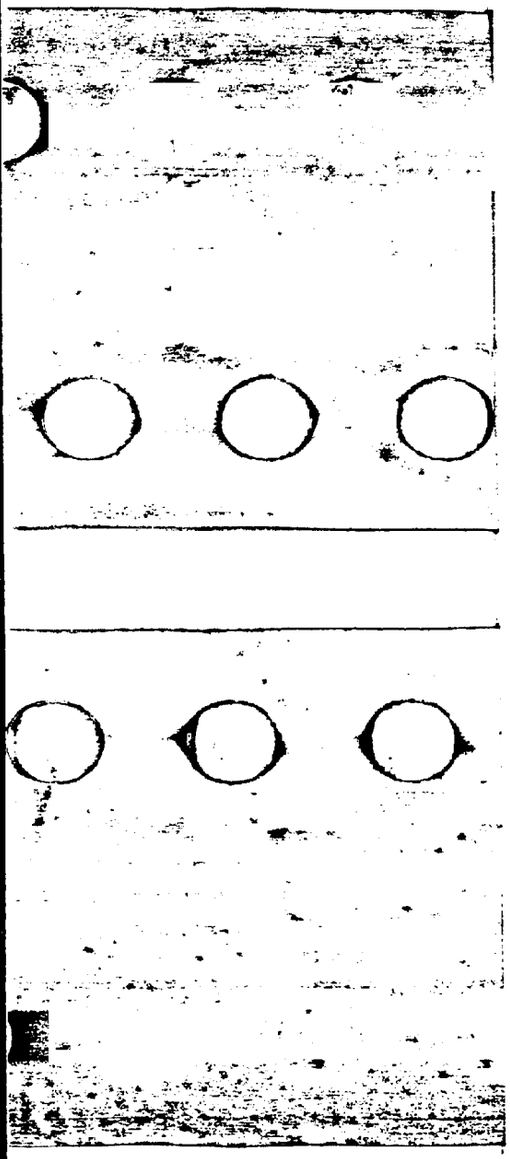
CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

0717 04/01 0101 03CHECK 321.82

EDWARD SEDDON
ATTORNEY-AT-LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214

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	95400.00
CON TX	314.82
PRFEE	1.00
WDEED	6.00
TOTAL	321.82
CHECK	321.82

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/01/91 01 10:47 0001 0717

03063

IDENTIF. TREFERENCE

APR 1 10 47 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 408825