832 1

STATE OF TENNESSEE 7023
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,500.00
Donna Blackbourne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 1991

Notary Public

MY COMMISSION EXPIRES: 11/07/92
(AFFIX SEAL)

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 MORTGAGEE		MAP-PARCEL NUMBERS
DONNA E. BLACKBOURNE	FIDELITY FEDERAL SAVINGS BANK		150-9-A
(NAME)	(NAME)		
1405 CALAIS COURT	401 UNION STREET		80
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)		
ANTIOCH, TN 37013	NASHVILLE, TN 37219		
(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 DONNA BLACKBOURNE, 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. 234 on the Plan of Forest View Park, Section VIII as of record in Plat Book 6900, Page 633, in the 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 C & S Builders, Inc. by deed from Fox Ridge Company, a Limited Partnership of record in Book 7562, Page934, Register's Office for said County. By instrument of record in Book 7634, Page 226, the name of the corporation was changed to Fox Ridge Homes, Inc.

THIS conveyance is subject to Restrictive Covenants of record in Book 7079, Page 472, in the Register's Office for Davidson County, Tennessee.

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.

03587

IDENTIF. REFERENCE

APR 2 1 36 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

1307 04/02 0101 03CHECK 249.55

unimproved ( ) This is improved (XXX) property, known as 1405 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 29th day of MARCH, 19 91

FOX RIDGE HOMES, INC.
BY:

Alphonse H. Davis
ALPHONSE H. DAVIS

Deborah P. Buford
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 (his oath / their several oaths) acknowledged (himself / 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) / (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 Brentwood, TN on this the 29th day of ~~March~~ 19 ~~91~~

My commission expires ~~1/11/92~~

Anne H. McKnight
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

WARRANTY DEED

FROM

FOX RIDGE HOMES, INC.

TO

DONNA BLACKBOURNE, UNMARRIED

RETURN TO:

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

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 _____

BOOK 8322 PAGE 108

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	73500.00
CON TX	242.55
PRFEE	1.00
WDEED	6.00
TOTAL	249.55
CHECK	249.55

04/02/91 01 13:36 0001 1307

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

035 87

IDENTIF. TREFERENCE

APR 2 1 36 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 409411