STATE OF TENNESSEE
COUNTY OF DAVIDSON FILED 3
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

James Edward Epps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF May 19 91

Notary Public

MY COMMISSION EXPIRES: 5/24/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JACK CASE WILSON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Edward Epps (NAME)	Sovran Mortgage Corporation (NAME)	MAP 150-9-B
510 Forest Pointe Circle (ADDRESS)	201 East Cary Street (ADDRESS)	PARCEL 510
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Richmond, Virginia 23219-3736 (CITY) (STATE) (ZIP)	2DX-08725

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 James Edward Epps, 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. 510 on the First Revision of Forest Pointe Condominiums, formerly the Resubdivision of Lot No. 69, Forest View Park South of record in Plat Book 7900, Page 16 and set out as units per Exhibit to the amended Master Deed of record in Book 8050, Page 853, all of record in the Register of Deeds Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Fox Ridge Homes, Inc. by deeds of record in Book 7752, Page 250 and Book 7775, Page 793, 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 7075, Page 790, Book 7079, Page 424, Book 7801, Page 463 and Book 8050, page 853, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

1127 06/06 0101 03CHECK 243.61

unimproved ( )
This is improved (X) property, known as 510 Forest Pointe Circle, Antioch, Tennessee 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 31st day of May, 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

BOOK 8367 PAGE 849

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 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 31st day of May 19 91.

My commission expires 5/24/94

JACK CASE WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

19930

JUN 6 8 15 AM '91

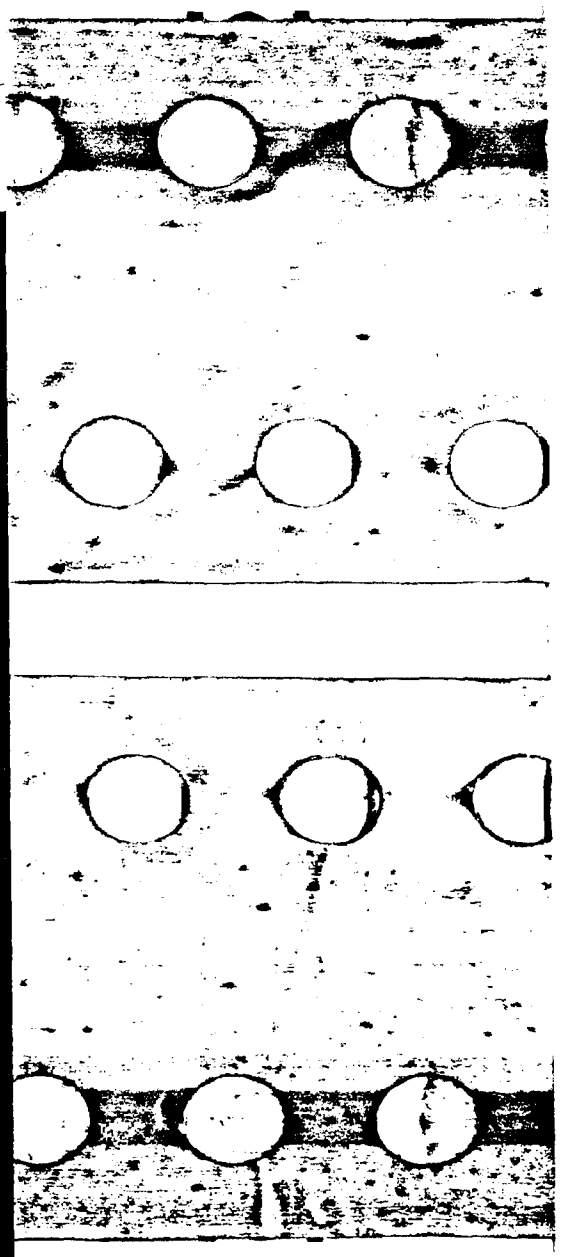
RETURN TO:
CUMBERLAND TITLE COMPANY

☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 719 N. Second Street
Clarksville, Tennessee 37040

JACK CASE WILSON
ATTORNEY - AT - LAW



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8367 PAGE 850

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	71700.00
CON TX	236.61
PRFEE	1.00
WDEED	6.00
TOTAL	243.61
CHECK	243.61

06/06/91 01 08:15 0001 1127

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19930

IDENTIFICATION

JUN 6 8 15 AM '91

No. 428200