File in Box # 14

FORM No. WD-1

BOOK 8412 PAGE 973

STATE OF TENNESSEE
COUNTY OF DAVIDSON

7399-2

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/24/93

(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
JOHN CARL SHUFORD	FIDELITY FEDERAL BANK, FSB	Map 150
(NAME)	(NAME)	
505 FOREST POINTE PLACE	401 UNION STREET	Parcel 23800
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
ANTIOCH, TN 37013	NASHVILLE, TN 37219	FB# 02DX-02574
(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 JOHN CARL SHUFORD, 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. 505 on the Revised Final Plat of Forest Pointe Condominium of record in Plat Book 6900, Page 930, amended in Book 7900, Page 16, and as shown as an Exhibit to the amended Master Deed of Record in Book 8050, Page 853, 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 from John E. Cain, III and Kate Barksdale Cain, Trustee under the residuary trust created by the will of John E. Cain, Jr., deceased with full power to convey as provided by the Last Will and Testament as of record in Book 7752, Page 250, said Register's Office. Being the same property conveyed to Fox Ridge Homes, Inc. by quitclaim deed from Mary R. Cain, wife of Johne E. Cain, III as of record in Book 7775, Page 793, said Register's Office.

THIS conveyance is subject to a Declaration of Covenants, Conditions and Restrictions of record in Book 7075, Page 790 and as corrected in Book 7079, Page 424, said Register's Office.

THIS Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administrations thereof; also subject to the By-Laws for the administration therefore; also subject to easments, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Forest ***

This is improved (XXX) unimproved ( ) property, known as 505 Forest Pointe Place , 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 31st day of July, 19 91

FOX RIDGE HOMES, INC.
BY:

O. ALVIN BASEL, III

DEBORAH P. BUFORD

STATE OF TENNESSEE
COUNTY OF

BOOK 8412 PAGE 974

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 O. Alvin Basel, III and ~~Deborah P. Buford~~ with whom I am personally acquainted and who upon (~~his oath~~ their several oaths) acknowledged (~~himself~~ themselves) to be the President and ~~Vice President~~ respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that (~~he~~) as such President (~~Vice President~~ they) and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said O. Alvin Basel as such ~~President~~, 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 31st day of ~~July~~ 19 91

My commission expires 1/11/92
***

Notary Public

Pointe Condominiums of record in Book 7801, Page 463, amended in Book 8050, Page 853, said Register's Office.

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.

WARRANTY DEED

FROM
FOX RIDGE HOMES, INC.

TO
JOHN CARL SHUFORD, UNMARRIED

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

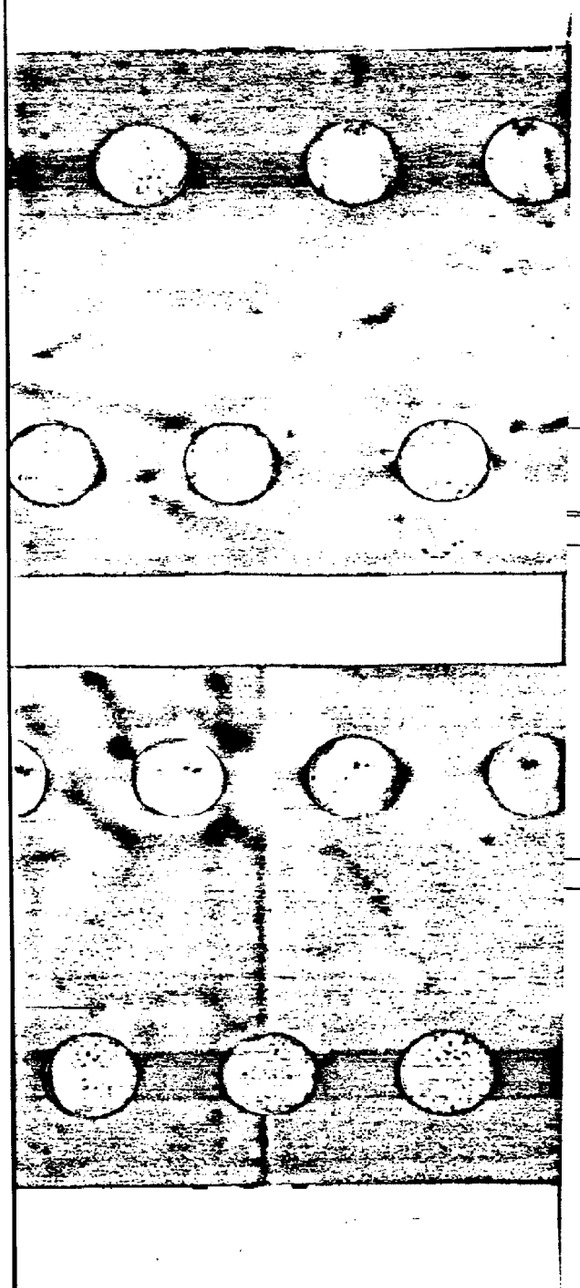
EDWARD SEDDON
ATTORNEY-AT-LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214

3649 I.

IDENTIFICATION REFERENCE

Aug 2 3 09 PM '91
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

0537 08/02 0101 CKCHECK
227.89



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

RECEIVED OF _____

FOR _____

BOOK 8412 PAGE 975

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 59700.00
				CON TX 220.89
				PRFEE 1.00
				WDEED 6.00
				TOTAL 227.89
				CHECK 227.89
08/02/91	01			15:12 0001 0537

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36491

IDENTIFICATION REFERENCE

AUG 2 3 09 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 447130