G-7805-4
Box 14

BOOK 8538 PAGE 750

FORM N.-WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,595.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 1991

Notary Public

MY COMMISSION EXPIRES

(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:	MAP-PARCEL NUMBERS
Bobby E. Trotter	FIDELITY FEDERAL BANK, FSB	Map 063-16B-154
(NAME)	(NAME)	4D-92935
1028 Tonyawood Drive	401 UNION STREET	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138	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 BOBBY E. TROTTER AND WIFE, BEULAH C. TROTTER

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. 236 on the Plan of Hampton Park, a Planned Unit Development of record in Plat Book 6900, Page 405, amended in Plat Book 6900, Pages 550 thru 552, corrected in Book 7462, Page 445, surveyor's certificate of correction in Book 8110, Page 401, 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 8443, Page 749, Register's Office for said County.

THIS conveyance is subject to a Declaration of Covenants, Conditions and Restrictions of record in Book 7351, Page 852, as amended in Book 7451, Page 739, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions, 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.

DESCRIPTION DERIVED FROM RECORDED PLAT AS SET OUT ABOVE, PREPARED BY CHARLES P. CLINARD, 234 Harding Place, Nashville, Tennessee 37205, Registered Land Surveyor, Tennessee No. 1032.

This is unimproved ( ) improved (XXX) property, known as 1028 Tonyawood 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 31st day of December, 1991

FOX RIDGE HOMES, INC.
BY:

ALPHONSE H. DAVIS

DEBORAH P. BUFORD

BOOK 8538 PAGE 751

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 31st day of December 19 91

My commission expires 1/23/94

Notary Public

LISA ANN NOELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

FOX RIDGE HOMES, INC

TO

Bobby E. Trotter and wife,

Beulah C. Trotter

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

80401

IDENTIFICATION REFERENCE

JAN 30 11 12 AM '92

DAVIDSON COUNTY, TN

RECEIVED FOR RECORD JAN 30 2001 CHECK

368.12

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

RECEIVED OF _____

FOR _____

BOOK 8538 PAGE 752

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 97595.00
CON TX 361.12
PRFEE 1.00
[illegible] 6.00
TOTAL 368.12
CHECK 368.12

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80401

IDENTIFICATION REFERENCE

JAN 30 11 12 AM '92

DAVIDSON COUNTY, TN

01/30/92 01 11:12 0001 1204

No. 497551