Box 1

FORM No. WD-1

BOOK 8568 PAGE 237

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,150.00

Henry Lee Garrett Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 19 92

Joyce Holloway
Notary Public

MY COMMISSION EXPIRES: 10 APR 95

(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
HENRY LEE GARRETT, JR.	Community Mortgage Corporation	150-09-0-A
(NAME)	(NAME)	
3528 CALAIS CIRCLE	2175 Germantown Road South #310	74.00 CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
ANTIOCH, TN 37013	Germantown, TN 38138	02DX08174
(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 HENRY LEE GARRETT, JR., 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. 228 on the Plan of Forest View Park, Section VIII, as shown on plat of record in Book 6900, Page 633, 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, Page 934, 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 a Declaration of Covenants, Conditions and Restrictions of record in Book 7079, Page 472 as made applicable by Book 7522, Page 905, 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 improved (XXX) unimproved ( ) property, known as 3528 Calais Circle, 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 21st day of February, 19 92

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 (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) 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 21st day of February 19 92

My commission expires 1/23/94

Notary Public

LISA ANN WHEELER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

9 0 1 0 2

WARRANTY DEED

FROM

FOX RIDGE HOMES, INC.

TO

HENRY LEE GARRETT, JR.

IDENTIFICATION REFERENCE

MAR 6 9 51 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3845 03/06 0101 03CHECK 288.57

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 8568 PAGE 239

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	76150.00
			CON TX	281.57
			PRFEE	1.00
			WDEED	6.00
			TOTAL	288.57
			CHECK	288.57
03/06/92	01		09:51 0001	3865

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

901:02

IDENTIFI REFERENCE

MAR 6 9 51 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 508338