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Jr 27A

FORM N.. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,600.00

x Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April 19 92

Notary Public

MY COMMISSION EXPIRES: 9 Dec 1992

(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: GUY E. MORGAN	SEND TAX BILLS TO: same	MAP-PARCEL NUMBERS 63-16-B
(NAME) 1125 DAWNWOOD DRIVE	(NAME)	177
(STREET ADDRESS OR ROUTE NUMBER) OLD HICKORY, TN 37138	(STREET ADDRESS)	
(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 GUY E. MORGAN AND WIFE, KAREN S. MORGAN

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. 259 on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development, of record in Plat Book 6900, Page 405 as amended in Book 6900, Pages 550 thru 552 and corrected in Book 7462, Page 445 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 8428, Page 186, 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 and as amended in Book 7451, Page 739, 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.

02713

IDENTIFICATION REFERENCE

APR 20 9 19 AM '92

DAVIDSON COUNTY, TN

1686 04/20 0101 03CHECK 379.22

This is improved (XXX) unimproved ( ) property, known as 1125 Dawnwood 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 10th day of April, 19 92

FOX RIDGE HOMES, INC.

BY: Alphonse H. Davis Deborah P. Buford

ALPHONSE H. DAVIS DEBORAH P. BUFORD

STATE OF TENNESSEE
COUNTY OF

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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, executed 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 10th day of April 19 92

My commission expires 1/23/94

Lisa Ann Walk
Notary Public

LISA ANN WALK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED
FROM
FOX RIDGE HOMES, INC.
TO
GUY E. MORGAN, ET UX

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 _____

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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
100600.00
MOR TX 372.22
ERR CO
MOR TX 372.22-
CON TX 372.22
PRFEE 1.00
WDEED 6.00
TOTAL 379.22
CHECK 379.22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/20/92 01 09:21 0001 1686

0271.3

IDENTIFICATION REFERENCE

APR 20 9 19 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 522527