File in Box No. 14

FORM S-WD-1

BOOK 8693 PAGE 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON
8264-2

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~122,270.00~~

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/16/95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON —25 CENTURY BOULEVARD, SUITE 405—NASHVILLE, TN 37214

NAME AND ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MAXEY L. SANDERS (NAME)	UNION PLANTERS NATIONAL BANK (NAME)	155-8-0-B
6233 Willow Oak Drive (STREET ADDRESS OR ROUTE NUMBER)	401 UNION STREET (STREET ADDRESS)	37
NASHVILLE, TN 37221 (CITY) (STATE) (P.O. ZIP)	NASHVILLE, TN 37219 (CITY) (STATE) (ZIP)	09D-80197

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 MAXEY L. SANDERS AND WIFE, DEBRA K. SANDERS

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.

BEINGLot No. 37 on the Plan of Phase I of South Colony at Riverbend, as of record in Plat Book 6900, Page 271, 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 7691, Page 514, in the Register's Office for said County.

THIS conveyance is subject to Restrictions of record in Book 5349, Page 921, Book 6474, Page 354 and amended in Book 6486, Page 588, and in Book 5896, Page 257; Declaration of Covenants, Conditions and Restrictions of record in Book 7199, Page 119; By-Laws of record in Book 7199, Page 135, in the 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 convyeance 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.

unimproved ( ) property, known as 6233 Willow Oak Drive, Nashville, Tennessee 37221
This is improved (XXX)
(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 28th day of July, 19 92

FOX RIDGE HOMES, INC.

BY:

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 (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) / (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 Brentwood, TN on this the 28th day of July 19 92

My commission expires 1/22/94

Notary Public

WARRANTY DEED

FROM

FOX RIDGE HOMES, INC.

TO

MAXEY L. SANDERS, 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

33817

IDENTIF. REFERENCE

AUG 4 10 44 AM '92

FELIX A. ... REGISTER
DAVIDSON COUNTY TN.

7238 08/04 0101 CHECK 461.51

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8693 PAGE 32

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	
				122270.00
			CON TX	452.51
			PRFEE	1.00
			WDEED	8.00
			TOTAL	461.51
			CHECK	461.51
08/04/92	01		10:45 0001	7338

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

338117

IDENTIF. REFERENCE

AUG 4 10 44 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 557160