File in Box NO. 1

BOOK 8693 PAGE 56

STATE OF TENNESSEE 8259-2
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00
Steve C. Baumwald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 19 92.

Notary Public

MY COMMISSION EXPIRES: 3/27/93

(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
~~STEVE C. BAUMWALD~~ (NAME)	~~ATLANTIC COAST MORTGAGE COMPANY~~ (NAME)	~~155-0-8-B~~
~~504 SOUTH RIVERBEND COURT~~ (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Cr., Suite 400 (STREET ADDRESS)	70
~~NASHVILLE, TN 37221~~ (CITY) (STATE) (P.O. ZIP)	Fairfax, Virginia 22033 (CITY) (STATE) (ZIP)	09D-80230

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 ~~STEVENC. BAUMWALD AND WIFE, DIANE S. BAUMWALD~~

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. 70 on the Plan of Phase 1, South Colony at Riverbend as of record in Plat Book 6900, Page 271, in the 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 7822, Page 579 in the Register's Office for said County.

THIS conveyance is subject to: (1) Restrictions of record in Book 5349, Page 921, Book 6474, Page 354, amended in Book 6486, Page 588 and Book 5896, Page 257; (2) Easement of record in Book 6613, Page 536; (3) Declaration of Covenants, Conditions and Restrictions of record in Book 7199, Page 119; (4) By-Laws of record in Book 7199, Page 135, amended in Book 7781, Page 645; (5) Conveyance of open space of record in Book 7781, Page 637; and (6) All matters appearing on the Plan of record in Plat Book 6900, Page 271, 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.

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

unimproved ( ) This is improved (XX) property, known as 604 South Riverbend Court, Nashville, Tennessee 37221
(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 30th day of July, 19 92

FOX RIDGE HOMES, INC.
BY: Alphonse H. Davis Deborah P. Buford

ALPHONSE H. DAVIS DEBORAH P. BUFORD

STATE OF TENNESSEE
COUNTY OF

BOOK 8693 PAGE 57

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 Alphonse H. Davis (C.E.O.) and Vice President (they) 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 DeborahP. Buford as such Vice President.

Witness my hand and official seal at office at Brentwood, TN on this the 30th day of July 1992

My commission expires 3/20/93

Notary Public

WARRANTY DEED

FROM

FOX RIDGE HOMES, INC.

TO

STEVE C. BAUMWALD, 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

33821

IDENTIF. TREFERENCE

AUG 4 10 46 AM '92

FELIX [illegible]
DAVIDSON COUNTY TN.

7342 08/04 0101 03CHECK 456.70

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8693 PAGE 58

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	
				121000.00
			CON TX	447.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	456.70
			CHECK	456.70
08/04/92	01		10:47 0001	7342

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33821

IDENTIF. TREFERENCE

AUG 4 10 46 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 557164