BOOK 8719 PAGE 468 File in Box No. 14

STATE OF TENNESSEE 8338-2
COUNTY OF DAVDISON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,005.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/12/95

(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 AND PARCEL NUMBERS	
JEFFREY W. TYLER	UNION PLANTERS NATIONAL BANK	Map 172-08-0-B	
(NAME)	(NAME)		
305 MASTERPIECE Court	401 UNION STREET	Parcel 016CO	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)		
NASHVILLE, TN 37211	NASHVILLE, TN 37219	FB 06DU-82906	
(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 JEFFREY W. TYLER AND WIFE, BRENDA R. TYLER

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. 16 on the Plan of Bridle Downs, Phase One, of record in Book 6900, Pages 701-703, 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 8605, Pgae 585, in the Regsiter's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 7448, Page 772, in the Regsiter's Office for said Coutny.

THIS conveyance is subject to any and all restrictions and easements of record.

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.

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.

42205

IDENTIFICATION REFERENCE

SEP 2 1 20 PM '92

DAVIDSON COUNTY, TN

unimproved ( ) This is improved (XX) property, known as 305 Masterpiece Court, Nashville, TN 37211
(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 August, 19 92

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

ALPHONSE H. DAVIS DEBORAH P. BUFORD

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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 Pubiic 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 his oath himself C.E.O. Fox Ridge Homes, Inc. and Vice President respectively of the C.E.O. the within named bargainor, and corporation, and that (he) as such (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 28th day of August 19 92

My commission expires 1/23/94 Lisa Ann Wulk Notary Public

LISA ANN WOELK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

FOX RIDGE HOMES, INC.

JEFFREY W. TYLER, ETUX

RETURN TO:

CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

2743 09/02 0101 03CHECK 353.10

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 93005.00
CON TX 344.10
PRFEE 1.00
WDEED 8.00
TOTAL 353.10
CHECK 353.10

09/02/92 01 13:21 0001 2743

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42205.

IDENTIFICATION REFERENCE

SEP 2 1 20 PM '92

[illegible] WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 566434