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FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,875.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF December, 19 92

Notary Public

MY COMMISSION EXPIRES: 3-25-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JACK CASE WILSON, ATTORNEY AT LAW

1187 Vultee Boulevard, Nashville, TN 37217 — 111 West College Street, Murfreesboro, TN 37130 — 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mark P. Miller	Union Planters National Bank	MAP 172-8-B
(NAME)	(NAME)	
1540 Celebration Way	401 Union Street	PARCEL 95
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, Tennessee 37219	6DU-82936
(CITY) (STATE) (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 Mark P. Miller and wife, Carolyn C. Miller

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. 95 of the Revised Final Plat, Phase One on the Plan of Bridle Downs of record in Plat Book 6900, Pages 701, 702 and 703, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Fox Ridge Homes, Inc. by Special Warranty Deed from Third National Bank in Nashville, a national banking association of record in Book 8686, Page 327, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants of record in Book 7448, Page 772 and Plat Book 6900, Pages 701, 702 and 703, Register's Office for said County.

Storm Water Detention Agreement of record in Book 7266, Page 813, Register's Office for said County.

Conveyance of Water and Sewer Lines to Metro of record in Book 7797, Page 477 and Book 7797, Page 485, Register's Office for said County.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

unimproved ( )
This is improved (X) property, known as 1540 Celebration Way, 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 29th day of December, 19 92

Fox Ridge Homes, Inc.
By: Alphonse H. Davis
Alphonse H. Davis, CEO

Attest: Deborah P. Buford
Deborah P. Buford, Vice President

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 or proved to me on the basis of satisfactory evidence, 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 DAVIDSON

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 oath(s) acknowledged themselves to be the CEO and Vice President respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that they as such CEO 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 CEO, and attesting the same by the said Deborah P. Buford as such Vice President.

Witness my hand and official seal at office at Nashville, TN on this the 29th day of December 19 92.

My commission expires 5-25-96

Megan Akers
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

79505

IDENTIFICATION REFERENCE

JAN 5 6 31 AM '93

DAVIDSON COUNTY, TN

2415 01/05 0101 08:31:00 BOOK

374.93

RETURN TO:
CUMBERLAND TITLE COMPANY

[X] 1187 Vultee Boulevard
Nashville, Tennessee 37217

[ ] 111 W. College Street
Murfreesboro, Tennessee 37130

[ ] 245 Dover Road
Clarksville, Tennessee 37040

JACK CASE WILSON
ATTORNEY - AT - LAW

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
			CAPT	78875.00
			CON TX	365.93
			PRFEE	1.00
			WDEED	8.00
			TOTAL	374.93
			CHECK	374.93

01/05/93 01 08:30 0001 2416

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9505.

IDENTIFI REFERENCE

JAN 5 8 32 AM '93

DAVIDSON COUNTY, TN

No. 607233