BOOK 6006 PAGE 228

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,525.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF June 19 93

Notary Public

MY COMMISSION EXPIRES 5-25-96
(AFFIX SEAL)

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

1187 Fultee Boulevard, Nashville, TN 37217 113 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 |
|---|---|---|
| Khena P. Kara (NAME) | Union Planters National Bank (NAME) | MAP 52-13-B |
| 2312 Benay Road (ADDRESS) | 401 Union Street (ADDRESS) | PARCEL 42 |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | 3DX-00125 |

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 Khena P. Kara and wife, Gina C. Kara

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 Unit No. 57, of the Condominium Site Plan, Phase II-A on the Plan of River Glen, a Planned Unit Development, of record in Plat Book 6900, Page 818, amending Plat Book 6900, Pages 650 and 651 and Plat Book 6900, Page 808, all references of record in the Register of Deeds Office for Davidson County, to which plan references are hereby made for a more complete detailed description.

Being part of the same property conveyed to Fox Ridge Homes, Inc. by Deed from Julius Doochin, Trustee, of record in Book 7724, Page 283, 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 Plat Book 6900, Page 671, Plat Book 6900, Page 819, Book 7566, Page 571 and Book 7724, Page 293, 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 2312 Benay Road, Nashville, TN 37214
(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 June 19 93

Fox Ridge Homes, Inc
By: O. Alvin Basel
O. Alvin Basel, III, President

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

BOOK 5006 PAGE 229

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 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 O. Alvin Basel, III and Deborah P. Buford with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the President and Vice President respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that they as such President 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 O. Alvin Basel, III as such President, 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 30th day of June 19 93.

My commission expires 5-25-96

Megan Diggs
Notary Public

38273

IDENTIF. & REFERENCE

93 JUL -7 AM 9:11

JOHN A. WILKINSON REGISTER
DAVIDSON COUNTY, TN.

0832 07/07 0101 03 CK 211.

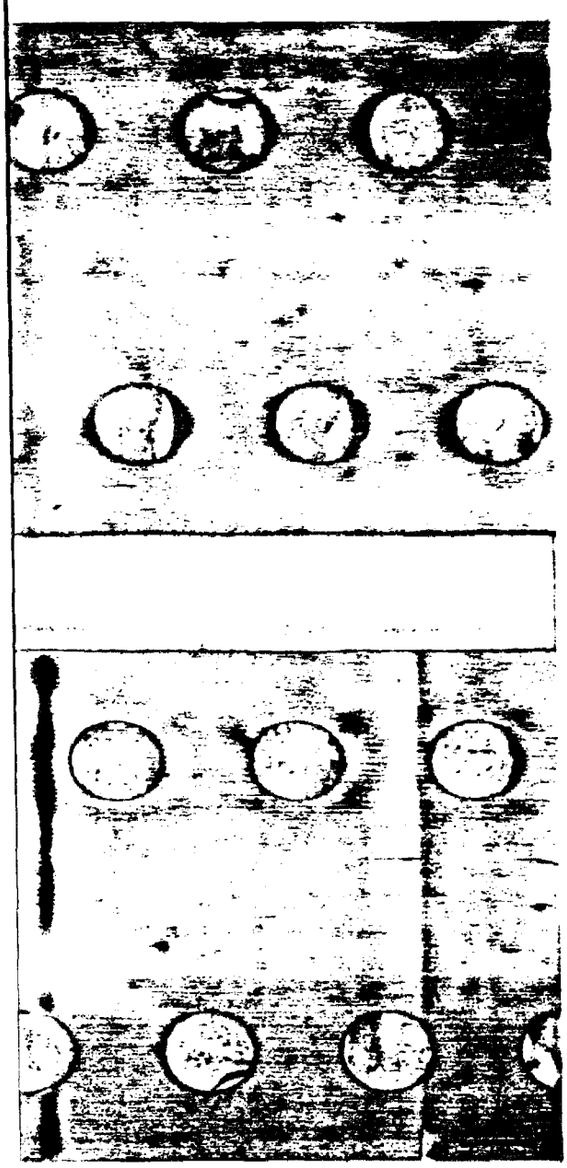
**RETURN TO:**
**CUMBERLAND TITLE COMPANY**

☒ 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 _____

BOOK 9006 PAGE 230

| | | |
|---|---|---|
| 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 54575.00 |
| | | | | CON TX 202.02 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 211.02 |
| | | | | CHECK 211.02 |
| 07/07/93 | 01 | | | 09:11 0001 0832 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

38273
IDENTIF. ← REFERENCE

93 JUL -7 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 671286