BOOK 9181 PAGE 38

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 107,475.00

FILE BOX 3

Affiant

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

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, 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
John H. Stanbury (NAME)	Mortgage Service America Co. (NAME)	MAP 172-8-B
1804 Champions Drive (ADDRESS)	1650 Tysons Blvd. (ADDRESS)	PARCEL 57
Nashville, TN 37211 (CITY) (STATE) (ZIP)	McLean, VA 22102 (CITY) (STATE) (ZIP)	6DU-83288

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 John H. Stanbury and wife, Theresa J. Stanbury

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. 57, Phase Two on the Plan of Bridle Downs (formerly Forest Acres, Section Three, Phase One) of record in Plat Book 7900, Page 241, 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 Deed from Third National Bank in Nashville, a national banking association, of record in Book 8887, Page 753, 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, Register's Office for said County.

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

Subject to a conveyance of water and sewer lines to Metro of record in 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 1804 Champions Drive, 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 30th day of November, 19 93

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

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

BOOK 9181 PAGE 39

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 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 30th day of November 19 93 .

My commission expires 5.25.96

_____
Notary Public

IDENTIF. & REFERENCE

93 DEC -9 AM 8:29
FELIX A. HALL-CAL REGISTER
DAVIDSON COUNTY, TN.

1224 12/09 0101 03 REC 406.75

RETURN TO:
CUMBERLAND TITLE COMPANY

☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 245 Dover Road
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9181 PAGE 40

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
				107475.00
				CON TX 397.75
				PRFEE 1.00
				WDEED 8.00
				TOTAL 406.75
				CHECK 406.75
12/09/93	01			08:29 0001 1924

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94841
IDENTIF. & REFERENCE

93 DEC -9 AM 8:29

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 731954