BOOK 9600 PG 162

STATE OF TENNESSEE
COUNTY OF DAVIDSON
FILED

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,300.00

Geraldine Zabek
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February 19 95

Notary Public

MY COMMISSION EXPIRES:
(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
Geraldine Zabek (NAME)	SAME (NAME)	MAP 150-9-B
523 Forest Pointe Place (ADDRESS)	(ADDRESS)	PARCEL 523
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	2DX-08735

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 Geraldine Zabek, unmarried

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. 523 on the Revised Final Plat of Forest Pointe Condominium of record in Plat Book 6900, Page 930 amended in Plat Book 7900, Page 16, and as shown as an Exhibit to the amended Master Deed of record in Book 8050, Page 853, 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 from John E. Cain, III and Kate Barksdale Cain, Trustee under the residuary trust created by the will of John E. Cain, Jr., deceased with full power to convey as provided by the Last Will and Testament as of record in Book 7752, Page 250, said Register's Office and being the same property conveyed to Fox Ridge Homes, Inc. by Quitclaim Deed from Mary R. Cain, wife of John E. Cain, III as of record in Book 7775, Page 793, said Register's Office.

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 7075, Page 790 as amended in Book 7079, Page 424, Book 7801, Page 463 as amended in Book 8050, Page 853 and Book 8069, Page 162, 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.

The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is

CONTINUED

unimproved ( )
This is improved (X) property, known as 523 Forest Pointe Place, Antioch, TN 37013
(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 17th day of February, 19 95

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

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

BOOK 9600 PG 163

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 17th day of February 19 95.

My commission expires _____

_____
Notary Public

NOTARY PUBLIC AT LARGE

LEGAL DESCRIPTION CONTINUATION

set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the By-Laws for the administration therefore; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easments now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Forest Pointe Condominiums of record in Book 7801, Page 463, amended in Book 8050, Page 853, said Register's Office.

35906

95 FEB 22 AM 8:50

REGISTER
DAVIDSON COUNTY, TN

3696 02/22 0101 03[illegible] CK

243.11

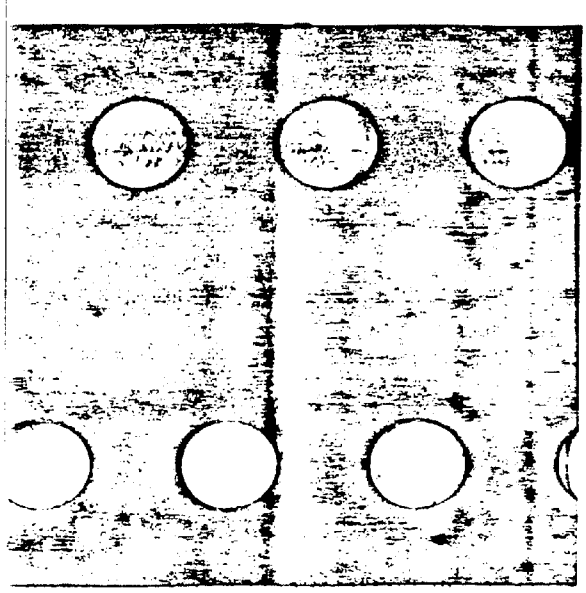
RETURN TO:
CUMBERLAND TITLE COMPANY

[X] 1187 Vultee Boulevard
Nashville, Tennessee 37217

[ ] 111 W. College Street
Murfreesboro, Tennessee 37130

[ ] 245 Dover Road
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

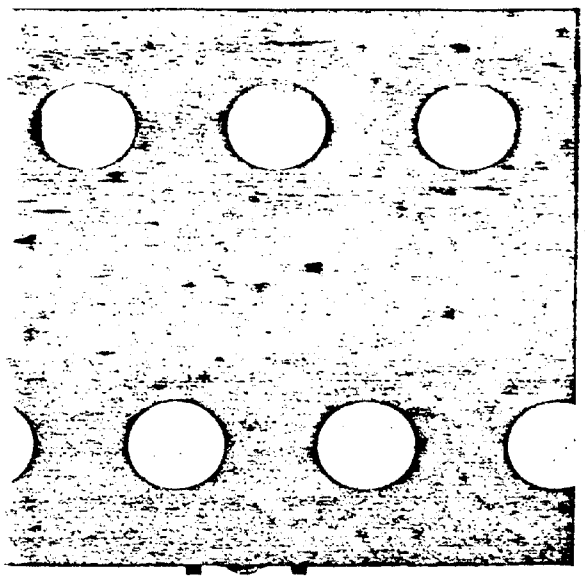
BOOK 9600 PG 164

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 90300.00
CON TX 334.11
PRFEE 1.00
WDEED 8.00
TOTAL 343.11
CHECK 343.11

02/22/95 01 08:49 0001 3696



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35986
IDENTIFICATION REFERENCE

95 FEB 22 AM 8:50

REGISTER
DAVIDSON COUNTY, TN.

No. 883389