BOOK 9640 PG 912

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,950.00

Frances P Erwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 1995.

Notary Public

MY COMMISSION EXPIRES SEPTEMBER 28, 1998

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
FRANCES P. ERWIN (NAME)	LEADER Fed. Bk for Savings (NAME)	Map 63-16-A
1156 Dawnwood Drive (ADDRESS)	158 MADISON Av (ADDRESS)	Parcel 204
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Memphis TN 38103 (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 FRANCES P. ERWIN,

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. 286 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, Page 550,551 and 552 and Certificate of Correction of record in Book 7462, Page 445 and by an Amendment to Change Name of record in Book 8181, Page 112, all of record 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 8088, Page 58, in the Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 7351, Page 852, Book 7431, Page 204, Book 7451, Page 729, Book 8181, Page 112 and Book 8336, Page 393, said Register's Office.

SUBJECT to Easements of record in Book 2247, Page 75, Book 7460, Page 930, Book 7489, Page 515, Book 8007, Page 235, Book 8739, Page 991, Book 8657, Page 179, Register's Office for said County.

SUBJECT to Flood Plain Easements of record in Book 8207, Page 276 and Book 8951, Page 797, Register's Office for said County.

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.

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

This is improved (XX) property, known as 1156 Dawnwood Drive, Old Hickory, Tennessee 37138 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 4th day of April 19 95

FOX RIDGE HOMES, INC.

BY: Alphonse H. Davis Deborah P. Buford

ALPHONSE H. DAVIS, CEO ATTEST: DEBORAH P. BUFORD, VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF

BOOK 9640 PG 913

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 WILLIAMSON

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 Chief Executive Officer and Vice President respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that they as such Chief Executive Officer 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 Chief Executive Officer, and attesting the same by the said Deborah P.Buford as such Vice President.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 4th day of April 19 95.

My commission expires 5-25-96

Megan Hedges
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FILED IN OFFICE 1995 DEC 7 AM 8:30 437.00

39875

95 DEC -7 PM 2:59

RECORDING REFERENCE

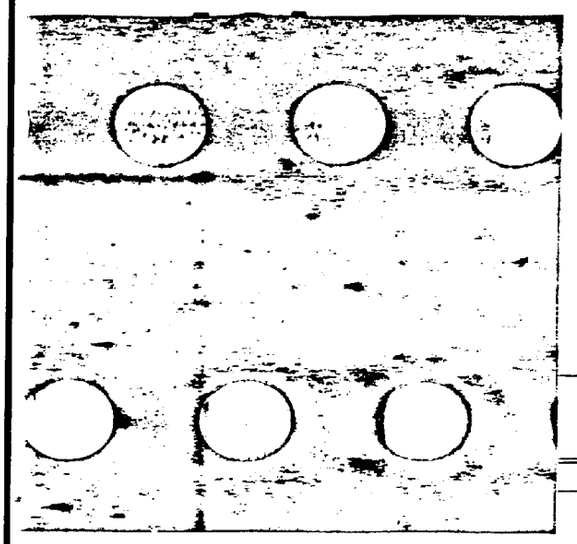
RETURN TO:
CUMBERLAND TITLE COMPANY

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

EDWARD SEDDON
ATTORNEY - AT - LAW

☐ 245 Dover Road
Clarksville, Tennessee 37040



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

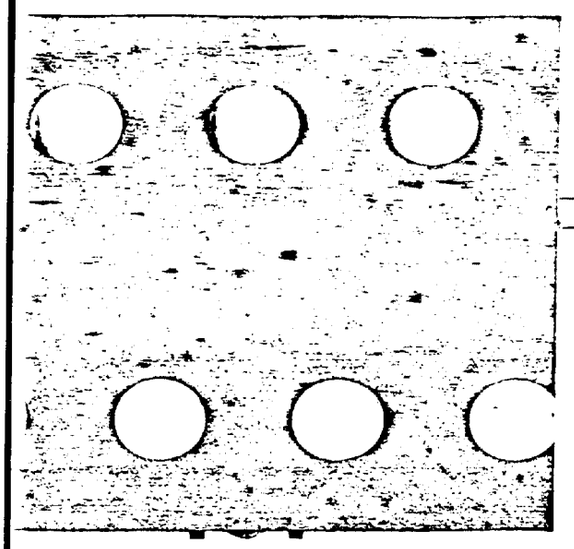
RECEIVED OF _____

FOR _____

BOOK 9640 PG 914

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 115950.00
CON TX 428.83
PRFEE 1.00
WDEED 8.00
TOTAL 437.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 437.83

[illegible] 02 [illegible] 0001 0001

49875
IDENTIFICATION REFERENCE

95 APR -7 PM 2:59

DAVIDSON CO. TN.

No. 898508