3

BOOK 9799 PG 811

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 108,925.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF September, 19 95.

Notary Public

MY COMMISSION EXPIRES: 5.25.96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY BCS-95-1596
EDWARD SEDDON, ATTORNEY AT LAW

111 W. College Street, Murfreesboro, TN 37130 — 3 Maryland Farms Suite 110, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Nuttee Boulevard, Nashville, TN 37217 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Baggett (NAME)	SAME (NAME)	MAP 33-4-B
101 Dry Creek Pointe Court (ADDRESS)	(ADDRESS)	PARCEL 40
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	GO-21164

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 James F. Baggett and wife, Sarah B. Baggett

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. 40 on the Plan of Dry Creek Pointe - Section One of record in Plat Book 7900, Page 737, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Fox Ridge Homes, Inc., a Tennessee Corporation by deed from Bomar Construction Co., Inc., a Tennessee corporation of record in Book 9643, Page 349, 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 any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

0101984
IDENTIF. & REFERENCE

95 SEP 20 AM 10:25
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (X) property, known as 101 Dry Creek Pointe Court, Goodlettsville, TN 37072
(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 1st day of September 19 95

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

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

BOOK 9799 PG 815

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 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 _____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 _____Brentwood, TN_____ on this the _____1st_____ day of _____September_____ 19_____95_____.

My commission expires _____5-25-96_____

_____
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

RETURN TO:
CUMBERLAND TITLE COMPANY

☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

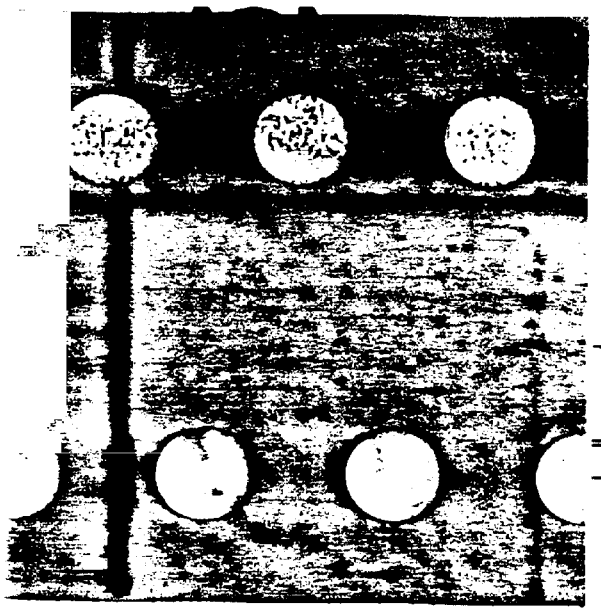
☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

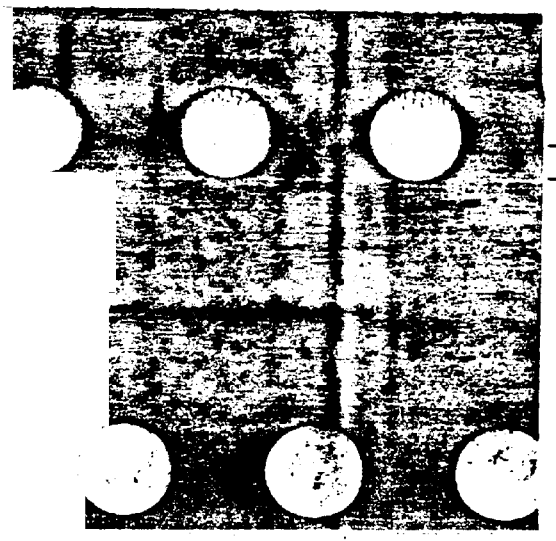
☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027

EDWARD SEDDON
ATTORNEY - AT - LAW

3952 09/20 02:01 030 BOOK 411,93





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 9799 PG 816

RECEIVED OF _____

FOR _____

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 108925.00
CON TX 402.93
PRFEE 1.00
WDEED 8.00
TOTAL 411.93
CHECK 411.93

09/20/95 01 10:25 0001 5962

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 SEP 20 AM 10:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 0101984

No. 954800