BOOK 9807 PG 225

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,090.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

111 W. College Street, Murfreesboro, TN 37130 | NPNC-95-1734 | 3 Maryland Farms Suite 110, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 | 1187 Vultee 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
Dorothy T. Clay (NAME)	PNC Mortgage Corp. of America (NAME)	MAP 63-16-B
1049 Tonyawood Drive (ADDRESS)	440 North Fairway Drive (ADDRESS)	PARCEL 159
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Vernon Hills, IL 60061 (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 Dorothy T. Clay and David A. Ramsey and wife, Kimberly A. Ramsey

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. 241 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as 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, all of record in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being Part of the same property conveyed to Fox Ridge Homes, Inc. by deed from FR Properties, L.P., a Tennessee Limited partnership of record in Deed Book 9600, page 165, Register's Office for said County.

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

This conveyance is 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 regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

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

unimproved ( )
This is improved (X) property, known as 1049 Tonyawood Drive, Old Hickory, Tennessee 37138
(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 15th day of September 19 95

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

Attest:
Deborah P. Buford, Vice President

BOOK 9807 PG 226

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 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 Alphonse H. Davis 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, Tennessee on this the 15th day of September 19 95.

My commission expires 3/23/98

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

7586 09/27 0101 03CHECK 445.97

0105448

IDENTIF. ↑ REFERENCE

95 SEP 27 AM 8:11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

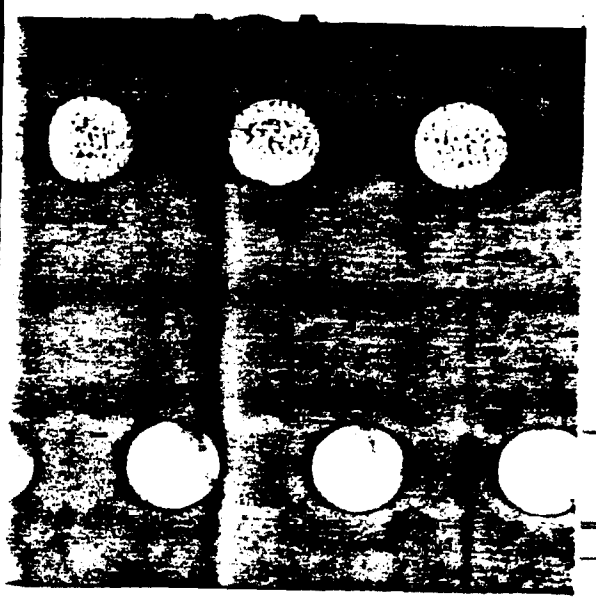
☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

☐ 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



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

RECEIVED OF _____

FOR _____

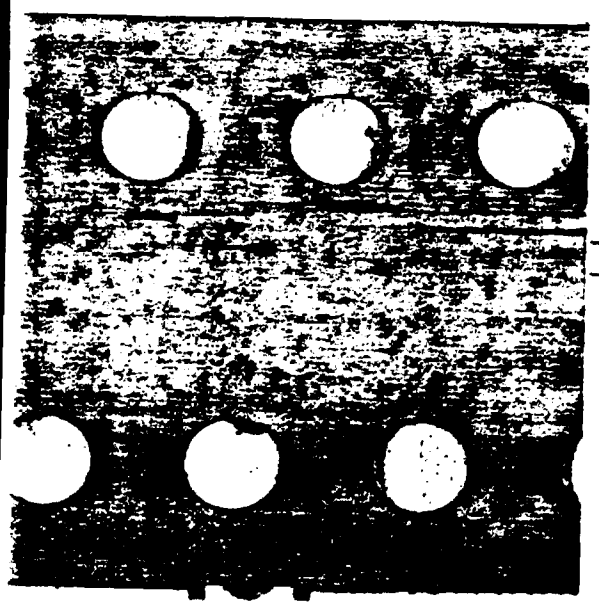
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 118090.00
CON TX 436.97
PRFEE 1.00
WDEED 8.00
TOTAL 445.97
CHECK 445.97

09/27/95 01 08:14 0001 9586



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0105448
IDENTIF. ↑ REFERENCE

95 SEP 27 AM 8:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 958394