54

BOOK 9851 PG 218

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,530.00

Ellen M. Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November 19 95

Notary Public

MY COMMISSION EXPIRES: 11-30-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY BNBMC - 95 - 2338
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 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
Ellen Margaret Porter (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 161-10-B
5284 Village Trace (ADDRESS)	2059 Northlake Parkway (ADDRESS)	PARCEL 144
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (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 Ellen Margaret Porter and husband, Charles Gary Porter

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. 5 on the Plan of Villages of Brentwood, Phase Twelve of record in Plat Book 7900, Page 713, 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 Walter R. Nipper, Jr., unmarried of record in Book 9269, Page 539, Register's Office for Davidson County, Tennessee.

Subject to Right and Easement of Ingress-Egress to Cemetery of record in Book 3501, Page 604 and Plat Book 6250, Page 530, Register's Office for said County.

Subject to a Sewer Easement of record in Book 6530, Page 758, 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.

0120950 IDENTIF. & REFERENCE

RECEIVED
NOV -8 AM 11:42
DAVIDSON COUNTY, TN.

6198 11/08 0101 03CHECK 591.75

unimproved ( )
This is improved (X) property, known as 5284 Village Trace, 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 3rd day of November 19 95

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

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

BOOK 9854 PG 219

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 3rd day of November 19 95 .

My commission expires 5-25-96

Megan Shay
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

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 _____

BOOK 9854 PG 220

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	
				157530.00
			CON TX	582.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	591.75
			CHECK	591.75
11/08/95	01		11:43 0001	6198

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0120950
IDENTIF. ↑ REFERENCE

95 NOV -3 AM 11:42
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 974802