Boy 50-B

9921 PG 792	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00 OR LESS Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF January, 19 96 Notary Public MY COMMISSION EXPIRES Nov 20, 1996 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EDWARD SEDDON, ATTORNEY AT LAW

111 W. College Street, Murfreesboro, TN 37130 — 3 Maryland Farms Suite 110, Brentwood, TN 37027
318 E. Main Street Suite 5, Hendersonville, TN 37075 — 1357 Volker 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
Imperial Corporation (NAME)	SAME (NAME)	MAP 62-2A
Lot 6B, River Trace Estates (ADDRESS)	(ADDRESS)	PARCEL ~~XXX~~ 36
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(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 Imperial Corporation, a Tennessee corporation

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. 6B as shown on the Plan of the Resubdivision of Lots 6A, 6B, 7A and 7B, River Trace Estates, Phase I, Section I, of record in Book 6200, Page 530, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Fox Ridge Homes, Inc., a Tennessee Corporation by deed from Hugh W. Entrekin, Trustee of record in Book 9782, Page 696, 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.

Subject to Restrictive Covenants of record in Book 6851, Page 363, Book 6851, Page 370, Book 6851, Page 390, Book 6982, Page 747 and Plat Book 6900, Page 741, Register's Office of said County.

Subject to a Transmission Line Easement of record in Book 1163, Page 341, Register's Office for said County.

Subject to a Flowage Easement of record in Book 2022, Page 83, Register's Office for said County.

Subject to an Easement of record in Book 3959, Page 595, Register's Office for said County.

unimproved (X) This is improved ( ) property, known as Lot 6B, River Trace Estates, Nashville, TN 37214 (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 16th day of January 19 96

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

Attest:
Deborah P. Buford, Vice President

STATE OF TENNESSEE

BOOK 9921 PG 793

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 5th day of January, 19 96.

My commission expires 5-25-96

Notary Public

011215

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 9921 PG 794

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

AMT 10000.00
REA TX 37.00
PRFEE 1.00
MISC 8.00
TOTAL 46.00
CHECK 46.00

01/18/96 01 15:19 0001 9180

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0142155

IDENTIFICATION REFERENCE

96 JAN 18 PM 3:16

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 997479