Bk/ 51-B

BOOK 9934 PG 887

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 1996.

Notary Public

MY COMMISSION EXPIRES: 07/27/96
(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
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
Imperial Corp. (NAME)	Same (NAME)	62-2A-136
P. O. Box 230 (ADDRESS)	(ADDRESS)	62-2A-138
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	62-2A 76

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. a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Imperial Corp. 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. 136 and 138, as shown on the Plan of River Trace Estates, Phase I Section II, of record in Book 6900, Page 158 and 159, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

BEING Lot No. 63A as shown on the Plan of River Trace Estates, Phase I, Section I, of record in Book 6250, Page 996 and 997, 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. a Tennessee Corporation by deed from Hugh W. Entrekin, Trustee of record in Book 9782, page 696, in the Register's Office for said County.

THIS conveyance is subject to a Declaration of Covenants, Conditions and Restrictions of record in Book 6851, Page 370 and amended in Book 6982, Page 747 and By-Laws of record in Book 6851, Page 390, 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 utlities.

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

unimproved (XX) This is improved ( ) property, known as Lots: 63A,136 & 138 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 30th day of January, 19 96

FOX RIDGE HOMES, INC.,
BY: Alphonse H. Davis
ALPHONSE H. DAVIS, C.E.O.
ATTEST: Deborah P. Buford
DEBORAH P. BUFORD, VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF

BOOK 9934 PG 888

.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 C.E.O. and Vice President respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that they as such C.E.O. 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 C.E.O., 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 30th day of January 19 96 .

My commission expires 11/22/97 Lisa Ann Wolk
Notary Public

LISA ANN WOLFLY NOTARY PUBLIC AT LARGE STATE OF TEN...

0146198

IDENTIF. # REFERENCE

96 FEB -1 PM 1:21
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

3535 02/01 0101 03 CK

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

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

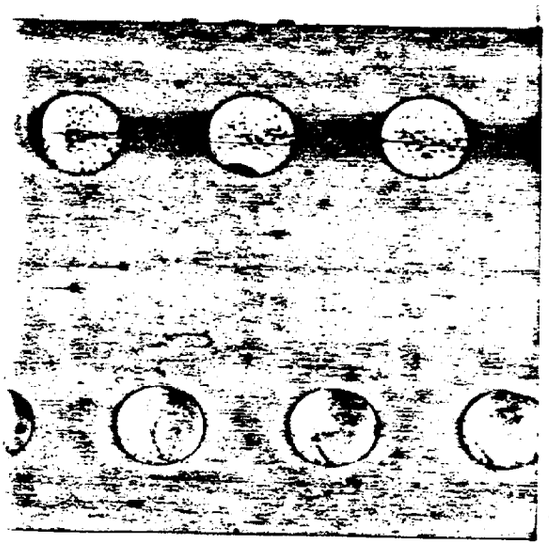
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

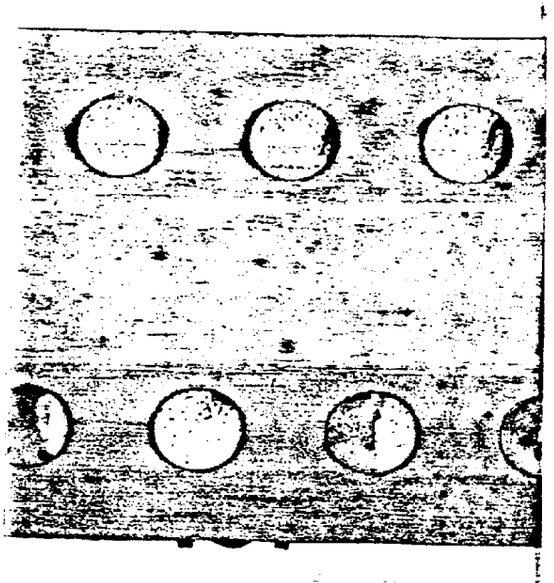
☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027

127.40





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

RECEIVED OF _____

FOR _____

BOOK 9934 PG 889

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 32000.00
CON TX 118.40
PRFEE 1.00
WDEED 8.00
TOTAL 127.40
CHECK 127.40

02/01/96 01 13:23 0001 3535

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 FEB -1 PM 1:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

0146198
IDENTIF. ↑ REFERENCE

No. 1001776