BK 9978 PG 110

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: Nov 20, 1996
AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
111 W. College Street, Murfreesboro, TN 37130 EDWARD SEDDON, ATTORNEY AT LAW 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 Corporation (NAME)	SAME (NAME)	MAP 62-2-A
Lot 62B & 152, River Trace Est. (ADDRESS)	(ADDRESS)	PARCELS 74 & 152
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

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. 62B 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 Quitclaim Deed from Hugh W. Entrekin, Trustee of record in Book 9782, Page 696, Register's Office for Davidson County, Tennessee.

Being Lot No. 152 on the Plan of the Subdivision of River Trace Estates, Phase 1, Section II of record in Plat Book 6900, Pages 158 and 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Fox Ridge Homes, Inc. by Special Warranty Deed from John E. Cain, III Trustee, of record in Book 9749, Page 307, 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, Pages 158&

CONTINUED

unimproved (X)
This is improved ( ) property, known as Lot 62B & 152, River Trace Est., 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 & this 13th day of March 19 96

Fox Ridge Homes, Inc.
By: Oran A. Basel, III, President
Attest: Deborah P. Buford
Deborah P. Buford, Vice President

Book 9978 Page 111

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 Oran A. Basel, III 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 Oran A. Basel, III 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 Brentwood, TN on this the 13th day of March 19 96.

My commission expires May 25, 1996

Megan Mayo
Notary Public

LEGAL DESCRIPTION CONTINUATION

159 , 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.

96 MAR 13 PM 2:45
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0159801

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

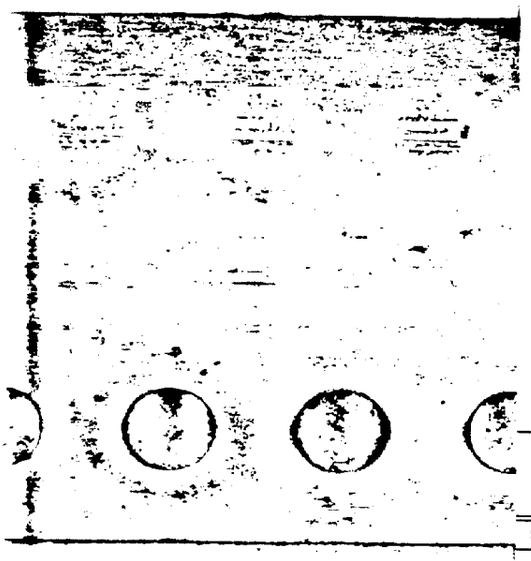
☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

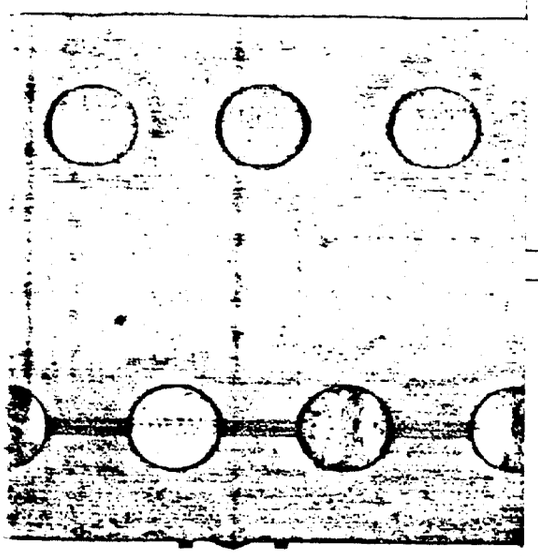
☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027

3103 03/13 0101 01 REC'D

86.70





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

BOOK 9978 PG 112

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 21000.00
CON TX 77.70
PRFEE 1.00
WDEED 8.00
TOTAL 86.70
CHECK 86.70

03/13/96 01 14:48 0001 8103

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0159801
IDENTIF. ↑ REFERENCE

96 MAR 13 PM 2:45
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1016179