3

BOOK 9979 PG 42

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,525.00

Tony E. Wallace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March, 19 96

Notary Public

MY COMMISSION EXPIRES: 3-14-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY BUFNB 95-7259
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
Tony E. Wallace (NAME)	Union Planters Bank (NAME)	MAP 52-13-A
1119 Alandee Street (ADDRESS)	401 Union Street (ADDRESS)	PARCEL 116
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (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 Tony E. Wallace, unmarried

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 Unit No. 116 of the Condominium Site Plan of Phase II-C, Section 3 on the Plan of River Glen of record in Plat Book 9700, Pages 18 and 19, 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 Deed from Julius Doochin, Trustee, of record in Book 9780, Page 928, 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 Restrictive Covenants of record in Book 7566, Page 571, Book 7724, Page 293, Book 8069, Page 158, Book 8258, Page 687 and Book 8752, Page 751, 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.

96 MAR 14 AM 10:55
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0160122

unimproved ( )
This is improved (X) property, known as 1119 Alandee Street, 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 7th day of March 19 96

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

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

STATE OF TENNESSEE
COUNTY OF

BOOK 9979 PG 43

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 7th day of March 19 96.

My commission expires 9/10/99

Notary Public

8438 03/14 0101 03CHECK 244.05

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

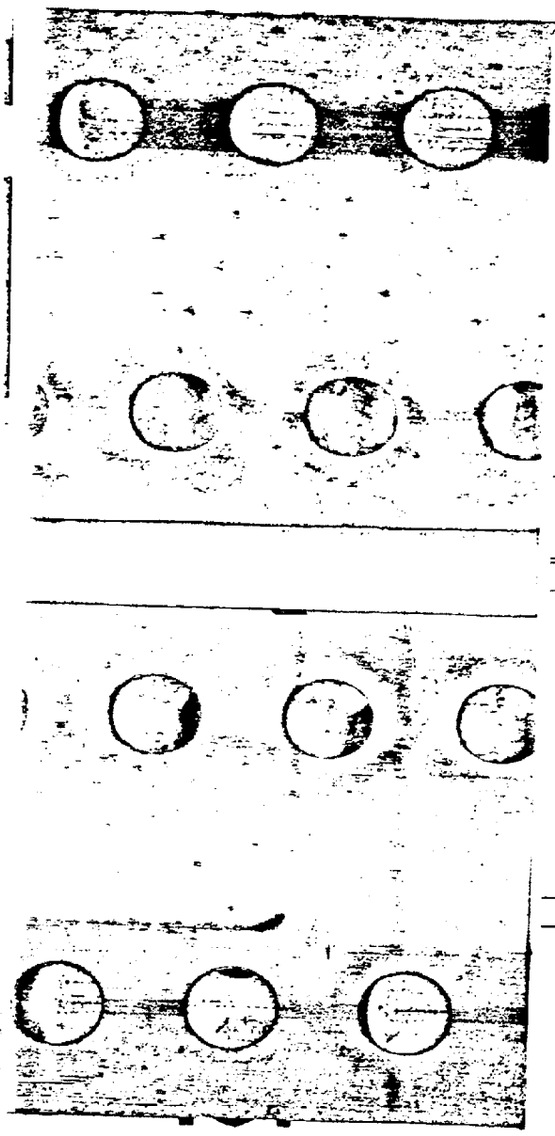
☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

☐ 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 9979 PG 44

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

MAMT 63525.00
ERR CO
MAMT 63525.00-
CAMT 63525.00
CON TX 235.05
PRFEE 1.00
WDEED 8.00
TOTAL 244.05
CHECK 244.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/14/96 01 10:57 0001 8438

0160122
IDENTIF. ↑ REFERENCE

96 MAR 14 A 11:55
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1016508