3

BOOK 10003 PG 867

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 104,225.00

X Henry K. Staggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF March 19 96

X [illegible]
Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY BUPNB-95-1392
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
Henry K. Staggs (NAME)	Union Planters Bank (NAME)	MAP 63-16-B
752 Jaywood Drive (ADDRESS)	401 Union Street (ADDRESS)	PARCEL 60
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	4D-92841

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 Henry K. Staggs and wife, Bethany P. Staggs

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. 94 on the Plan of Hampton Park (Formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Pages 550, 551 and 552 and Certificate of correction in Book 7642, Page 445 and by Amendment to Change Name in Book 8181, page 112, 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 FR Properties L.P., a Tennessee Limited Partnership of record in Book 9794, Page 62, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 8181, Page 112, Book 7351, Page 852, Book 7451, Page 739, Book 8336, Page 393 and Book 7431, Page 204, 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.

This conveyance is subject to Easements of record in Book 2247, Page 75, Book 8007, Page 235, Book 8739, Page 991, Book 8657, Page 179, Book 7460, Page 930, Book 8207, Page 276, Book 8951, Page 797 and Book 7489, Page 515, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 752 Jaywood Drive, Old Hickory, TN 37138
(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 25th day of March 19 96

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

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

STATE OF TENNESSEE
COUNTY OF

BOOK 10003 PG 868

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 DAVIDSON

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 Nashville, TN on this the 25th day of March 19 96.

My commission expires 5/23/98

Notary Public

FILED AT
DAVIDSON COUNTY, TN.

96 APR -3 PM 3:16

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

01675444

RETURN TO:
CUMBERLAND TITLE COMPANY

6374 04/03 0101 CHECK

EDWARD SEDDON
ATTORNEY - AT - LAW

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

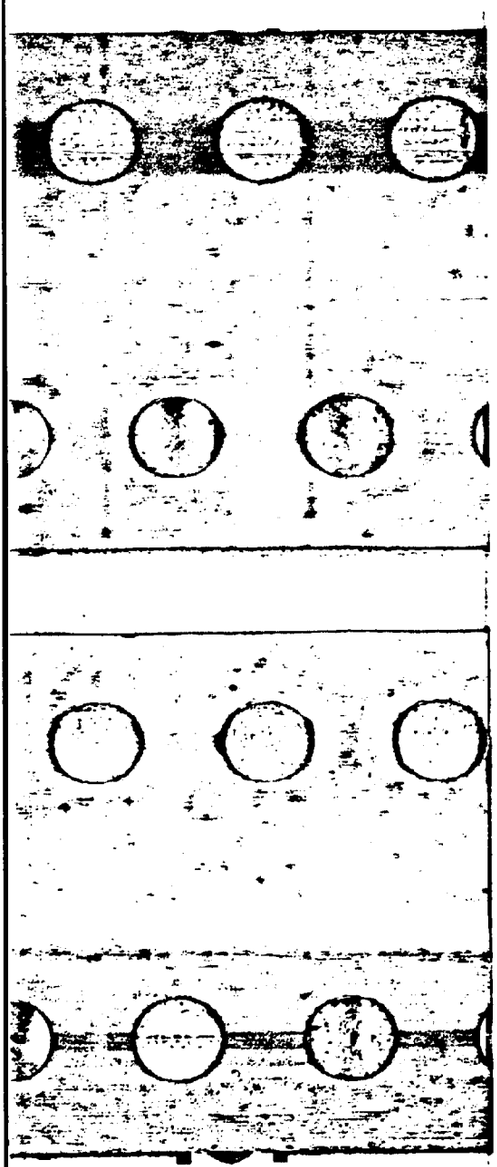
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 311 W. College Street
Murfreesboro, Tennessee 37130

☒ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027

394.64



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

RECEIVED OF _____

FOR _____

BOOK 10003 PG 869

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 104225.00
CON TX 385.64
PRFEE 1.00
WDEED 8.00
TOTAL 394.64
CHECK 394.64

04/03/96 01 15:22 0001 6374

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0167544
IDENTIFICATION REFERENCE

96 APR -3 PM 3:16
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1024369