BOOK 10079 PG 456

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,635.00

Dean Ramos
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 19 96

Notary Public

MY COMMISSION EXPIRES: 9/12/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY BTNB-96-494
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
Dean Ramos	SunTrust Bank, Nashville, N.A.	MAP 62-2-A
(NAME)	(NAME)	
2731 River Bend Drive	201 4th Avenue North	PARCEL 9
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37219	3DX-00136
(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 Dean Ramos and wife, Anita Corn Ramos

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 76-B, Resubdivision Lots 69A, 69B, 70A, 70B, 72A, 72B, 76B, 77A, 77B, 78A, 78B, 79A, 79B, 80A and 80B River Trace Estates Phase I, Section I Plan of record in Plat Book 6900, page 325 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 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 Restrictive Covenants of record in Book 6851, page 370, Book 6982, Page 747, Book 6851, Page 390, Book 6851, Page 363 and Book 790, Page 168, 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.

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

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

CONTINUED

unimproved ( )
This is improved (X) property, known as 2731 River Bend Drive, 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 31st day of May, 19 96

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

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

BOOK 10079 PG 457

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 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 31st day of May 19 96.

My commission expires 9/18/99

Judy Bea
Notary Public

NOTARY PUBLIC
STATE AT LARGE

LEGAL DESCRIPTION CONTINUATION

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

0190395

IDENTIF. & REFERENCE

96 JUN -7 PM 1:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

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

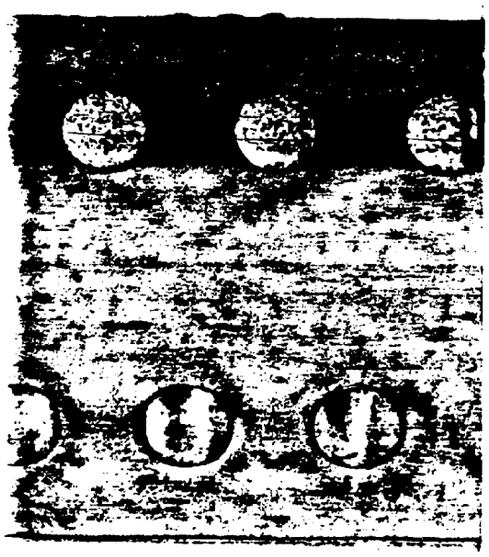
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

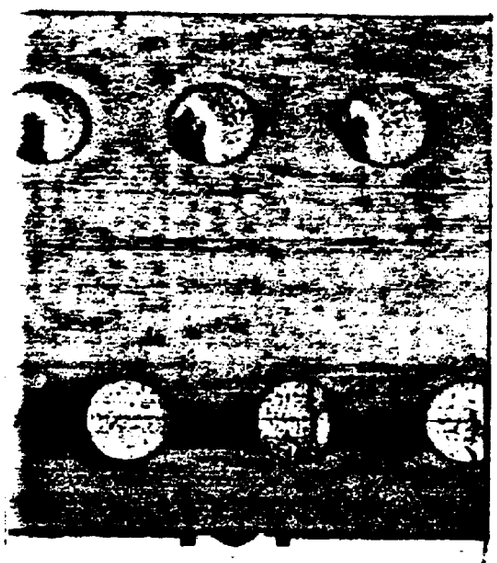
☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027

09:18 JUN 97 0101 037 BOOK 340-61





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

RECEIVED OF _____

FOR _____

BOOK 10079 PG 458

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 89625.00
				CON TX 331.61
				PRFEE 1.00
				WDEED 8.00
				TOTAL 340.61
				CHECK 340.61
			06/07/96 01	13:27 0001 0918

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0190395
IDENTIF. ↑ REFERENCE

96 JUN -7 PM 1:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1048769