3

BOOK 10155 PG 762

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 126,500.00

Lisa D. Swinney
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY BUPNB-96-596
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
Lisa D. Swinney (NAME)	Union Planters Bank (NAME)	MAP 63
749 Jaywood Drive (ADDRESS)	401 Union Street (ADDRESS)	GROUP 16B
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	PARCEL 68

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 Lisa D. Swinney, 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:

Land in Davidson County, Tennessee, being Lot No. 70 on the plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, pages 550, 551 and 552, as amended in Book 7452, Page 445, Book 8110, page 401 and Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which plat 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 Deed Book 9349, Page 536, 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 7351, Page 852, Book 7431, Page 204, Book 7451, Page 739, Book 8336, Page 393, 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.

unimproved ( )
This is improved (X) property, known as 749 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 31st day of July 19 96

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

Attest:
Deborah P. Buford, Vice President

BOOK 10155 PG 763

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 37027 on this the 31st day of July 19 96.

My commission expires 9/18/99

Judy Lewis
Notary Public

NOTARY PUBLIC AT LARGE

02114253

IDENTIF. ↑ REFERENCE

96 AUG 14 AM 8:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6730 08/14 0101 030 CK

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

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

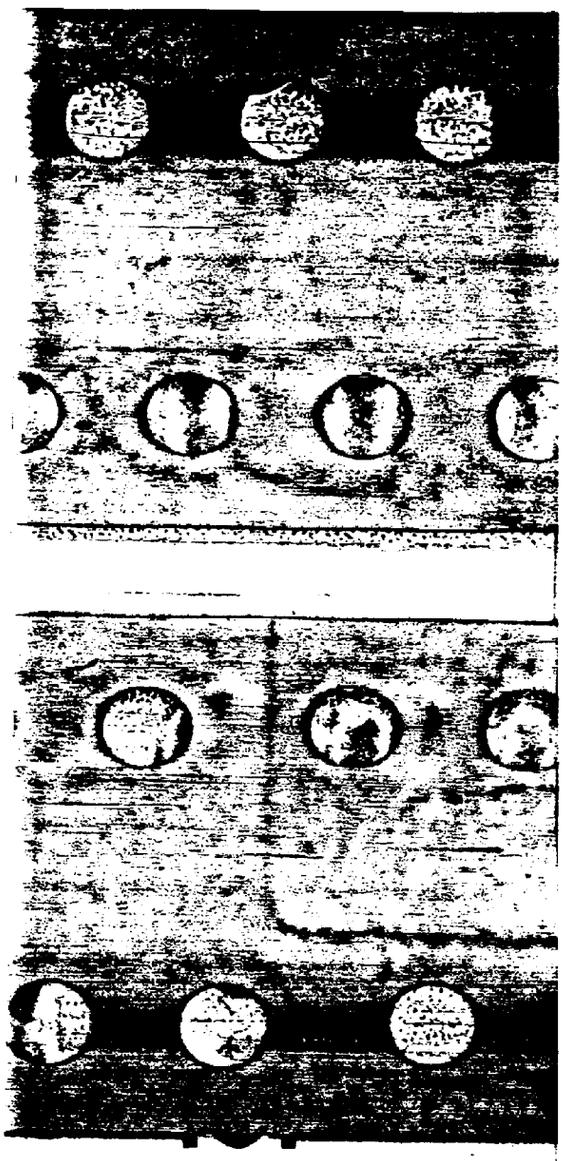
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027

477-42



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

RECEIVED OF _____

FOR _____

BOOK 10155 PG 764

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 126600.00
				CON TX 468.42
				PRFEE 1.00
				WDEED 8.00
				TOTAL 477.42
				CHECK 477.42
			08/14/96 01	08:49 0001 6730

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 14253
IDENTIF. ↑ REFERENCE

96 AUG 14 AM 8:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1019308