3

BOOK 10257 PG 658

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,095.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November 19 96

Notary Public

My Commission Expires MAR. 25, 2000

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MEGAN A. FEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY BUPNB-96-1389
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
Mark E. Langford (NAME)	First Trust Mortgage Company (NAME)	MAP 156-1
7400 East Colony Drive (ADDRESS)	P. O. Box 17257 (ADDRESS)	GROUP C
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (CITY) (STATE) (ZIP)	PARCEL 29

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 Mark E. Langford and wife, Beverley A. Jones

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. 29 on the Plan of the Subdivision of East colony at Riverbend, as of record in Plat Book 7900, Page 733, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Fox Ridge Homes, Inc. by Deed from East Colony at Riverbend, a joint venture, of record in Deed Book 10018, Page 320, 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 Deed Book 5354, page 765 and Deed Book 5403, Page 5, 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 NOV 13 AM 9:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

02460 57

unimproved ( )
This is improved (X) property, known as 7400 East Colony Drive, Nashville, Tennessee 37221
(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 6th day of November 19 96

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

Attest:
Deborah P. Buford, Vice President

BOOK 10257 PG 659

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 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 Brentwood, TN 37027 on this the 6th day of November, 19 99.

MEGAN AREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2000

My commission expires _____ _____
Notary Public

0733 11/13 0101 03CHECK 642.06

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

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

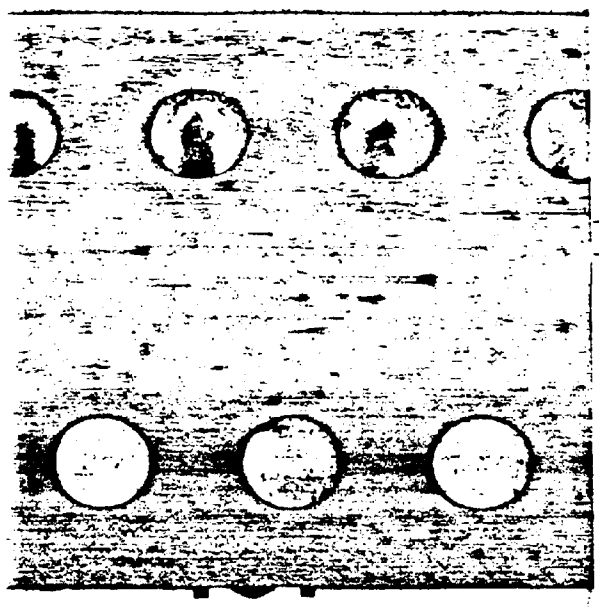
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 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 10257 PG 660

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
171095.00
CON TX 633.06
PRFEE 1.00
WDEED 8.00
TOTAL 642.06
CHECK 642.06
11/13/96 01 09:17 0001 0733

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0246057
IDENTIF. ↑ REFERENCE

96 NOV 13 AM 9:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1087625