3

MEGAN AREC NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires MAR. 25, 2000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY ECASH-97-44

111 W. College Street, Murfreesboro, TN 37130 MARY FRANCES RUDY, ATTORNEY AT LAW 155 Franklin Rd., Suite 150, 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
Donna A. Tomazin	SAME	MAP 62-2-A
(NAME)	(NAME)	
2773 River Bend Drive		PARCEL 200
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 Donna A. Tomazin, unmarried and Leonard S. Tomazin, married

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. 208 on the Plan of River Trace Estates, Phase I, Section 3, as of record in Plat Book 6900, Page 615, and Amending Plat Book 6250, Pages 995, 996, and 997, Register's Office for Davidson County, Tennessee, to which 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 John E. Cain, III and Kate Barksdale Cain, trustee under the residuary trust created by the will of John E. Cain, Jr., Deceased, with full power to convey as provided by the Last Will and Testament, of record in Book 8863, Page 372, 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 and Book 6851, Page 363, 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.

Transmission line Easement of record in Book 1163, Page 341, Register's Office for said County.

Flowage Easement of record in Book 2022, Page 83, Register's Office for said

CONTINUED

unimproved ( )
This is improved (X) property, known as 2773 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 21st day of January 19 97

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

Attest:
Deborah P. Buford, Vice President

BOOK 10333 PG 557

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 in Brentwood, TN on this the 21st day of January 19 97

My commission expires _____

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

My Commission Expires MAR. 25, 2000

Megan A. Rees
Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

MARY FRANCES RUDY
ATTORNEY - AT - LAW

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

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

☐ 557 Sam Ridley Pkwy W, Ste A
Smyrna, Tennessee 37167

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

LEGAL DESCRIPTION CONTINUATION

County.

Easement to Nashville Electric Service to Maintain power lines of record in Book 3959, Page 595, Register's Office for said County.

Grant and Indemnity Agreement to Nashville Electric Service of record in Book 6583, Page 698, Register's Office for said County.

Grant and Indemnity Agreement regarding recreation facilities with Nashville Electric Service of record in Book 7030, Page 798, Register's Office for said County.

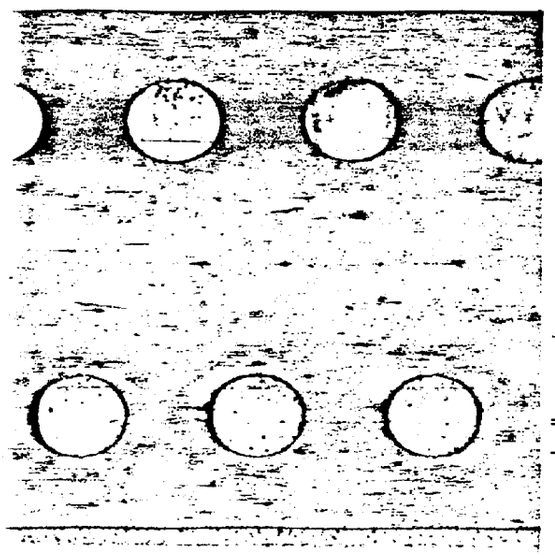
Quitclaim Deed to Homeowners Association for open space of record in Book 7907, Page 168, Register's Office for said County.

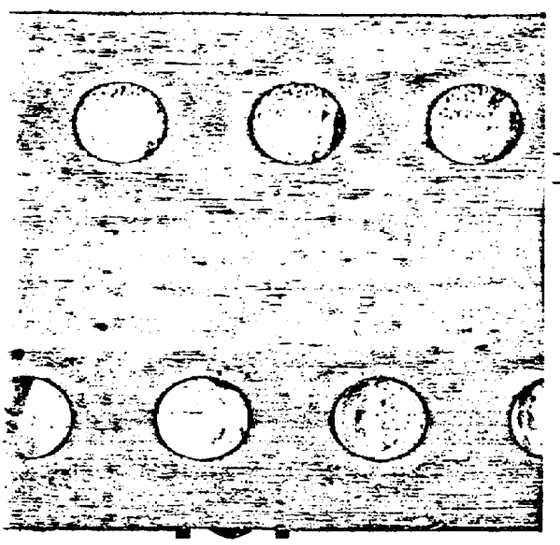
0260357

97 JAN 30 PM 1:20

DAVIDSON COUNTY, TN.

9343 01/30 0101 03CHECK 401.32





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

RECEIVED OF _____

FOR _____

BOOK 10333 PG 559

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	
				104950.00
			CON TX	388.32
			PRFEE	1.00
			WDEED	12.00
			TOTAL	401.32
			CHECK	401.32
01/30/97	01		13:22 0001	9343

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97 JAN 30 PM 1:20

DAVIDSON COUNTY, TN.

0268357
IDENTIFICATION REFERENCE

No. 1111804