3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,235.00

Deano A. Vaccaro
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JUDY R. ERNAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY

111 W. College Street, Murfreesboro, TN 37130
313 E. Main Street Suite 5, Hendersonville, TN 37075
4733 Andrew Jackson Pkwy #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217
BRNB-97-A734
155 Franklin Rd., Suite [illegible], Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBERS
Deano A. Vaccaro (NAME)	Union Planters National Bank (NAME)	MAP 97-16-A
5140 Bay Overlook Drive (ADDRESS)	P.O. Box 1860 (ADDRESS)	PARCEL 39
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Memphis, TN 38101-1860 (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 Deano A. Vaccaro and wife, Kristin A. Vaccaro

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. 38 on the Plan of The Peninsula, Phase Two, a Planned Residential Development, of record in Plat Book 9700, Page 352, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Fox Ridge Homes, Inc. by Special Warranty Deed from The Peninsula, a Tennessee General Partnership, of record in Book 10378, Page 141, 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 9564, Page 693, Book 9754, Page 35, Book 9977, Page 359 and Book 10333, Page 219, 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 5140 Bay Overlook Drive, Hermitage, TN 37076
(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 & this 28th day of August 19 97

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

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

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____ a Notary Public in and for
said County and State, the within named _____

BOOK 10595 PAGE 867

_____

_____

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 Hermitage, TN on this the 28th day of August 19 97 .

My commission expires 9/18/99

Judy Bernal
Notary Public

JUDY BERNAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

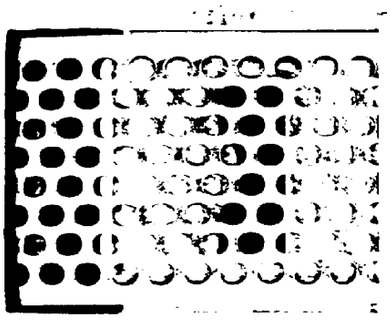
4871 09/04 0101 03CHECK 635.17

IDENTIFICATION REFERENCE

97 SEP -4 PM 2:42

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite 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



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

RECEIVED OF _____

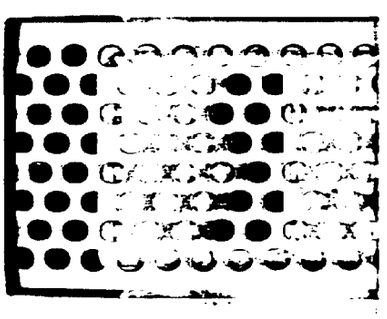
FOR _____

BOOK 10595 PG 868

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	AMT TOTAL PAID
				169235.00
			CON TX	626.17
			PRFEE	1.00
			WDEED	8.00
			TOTAL	635.17
			CHECK	635.17
09/04/97	01	14:46	0001	4871

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0345026
IDENTIFICATION REFERENCE

97 SEP -4 PM 12:

FELIX Z. WILSON, II
DAVIDSON

No. 1194348