Lot Boy 3

BOOK 10671 PG 173

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October 19 97

Notary Public

MY COMMISSION EXPIRES: 12/14/99
(AFFIX SEAL)

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
BPNC-97-1476
155 Franklin Rd. Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madge H. Beatty (NAME)	PNC Mortgage Corp. of America (NAME)	MAP 63-16-B
608 Granwood Boulevard (ADDRESS)	75 North Fairway Drive (ADDRESS)	PARCEL 96
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Vernon Hills, IL 60061 (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 Madge H. Beatty

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. 155 on the Plan of Hampton Park (Formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Page 405 as amended in Book 6900, Page 550 thru 552 and Corrected in Book 7462, Page 445 and Book 8110, page 401, amended in Book 8181, Page 112, 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 FR Properties, L.P., of record in Book 10456, Page 309, 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 any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This conveyance is subject to Restrictive Covenants of record in Book 7351, Page 852, Book 7431, Page 204, Book 7451, Page 739 and Book 8336, Page 393, Register's Office for said County.

Warranty Deed of Flowage Easement Chitwood Downns to U.S.A. Flood Cheatham Lock and Dam Project of record in Book 2247, Page 75, Registers office for said County.

Easement to C. Hooper Development Co. of record in Book 7460, Page 930 and Book

CONTINUED

unimproved ( )
This is improved (X) property, known as 608 Granwood Boulevard, 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 29th day of October 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

BOOK 10671 PG 174

,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 29th day of October 19 97.

My commission expires 9/18/99

_____
Notary Public

JUDICIAL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

7489, Page 515, Register's Office for said County.

Easement for Public Utilities of record in Book 8007, Page 235, Register's Office for said County.

Agreement for Dedication of Easement and Public Utilities of record in Book 8657, Page 179, Register's Office for said County.

Easement to Fox Ridge Homes, Inc. for ingress and egress of record in Book 8739, Page 991, Register's Office for said County.

Quitclaim Deed from Barclays to Hampton park Homeowners Association for Open Space and Flood Plan of record in Book 8207, Page 276, Register's Office for said County.

Deed from Homeowners Association to John and Judith Butler (1 AC) of record in Book 8951, Page 797, Register's Office for said County.

IDENTIFICATION REFERENCE 03366182

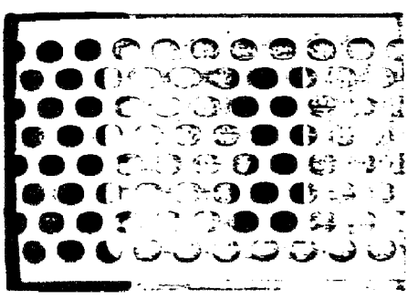
97 NOV -4 PM 2:27

FELICIA ELLIS REGISTER WILLIAMSON COUNTY, TN.

7540 11/04 0101 03CHECK 423.95

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 _____

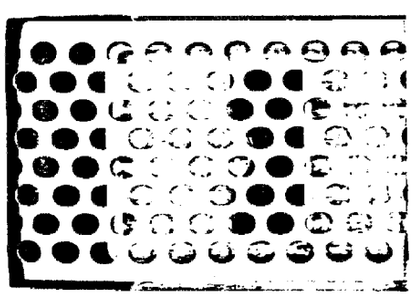
FOR _____

BOOK 10671 PG 175

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
			CASH	112150.00
			CON TX	414.95
			PRFEE	1.00
			WDEED	8.00
			TOTAL	423.95
			CHECK	423.95
11/04/97	01	14:33	0001	7540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0366182
IDENTIF. & REFERENCE

97 NOV -4 PM 2:27
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1216746