3

BOOK 10753 PG 358

This instrument prepared by: **Cumberland Title Company**
155 Franklin Road, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map - Parcel
Fox Ridge Homes, Inc. 5115 Maryland Way, #300 Brentwood, TN 37027	SAME	Map 52-13-B Parcels 105, 106, 107, 108 109 and 110

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Julius Doochin, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Fox Ridge Homes, Inc. hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Units Nos. 143, 144, 145, 146, 147 and 148 of the First Revision of the Condominium Site Plan of River Glen, a Planned Unit Development, Phase IV, Section 1 of record in Plat Book 9700, Page 283, 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 Julius Doochin, Trustee with full power to transfer, sell, convey, lease or mortgage, without joinder of beneficiary, by deed from Anita Louise Peacher, widow of record in Book 5690, Page 854, Register's Office for Davidson County, Tennessee. The said Julius Doochin, Trustee with full power having conveyed said property to Julius Doochin, individually by instruments of record in Book 9676, Page 348, Book 9676, Page 350, Book 9676, Page 352, Book 9676, Page 354, Book 9676, Page 356 and Book 9676, Page 358, Register's Office for said County.

The legal description contained herein is the same as that contained in the previous deed of record.

This is unimproved property known as Units 143, 144, 145, 146, 147 and 148, Benay Road, Nashville, Tennessee 37214.

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To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 my hand this the 7th day of January, 1998.

Julius Doochin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Julius Doochin, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained by signing his name.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of January, 1998.

My Commission Expires: 9/18/99

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is Seventy Two Thousand Dollars and no/100 ($72,000.00).

Affiant

Suscribed and sworn to before me, this the 7th day of January, 1998.

My Commission Expires: 9/18/99

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

98 JAN -9 PM 1:46

FELIX A. BRESSLER REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0388791

FAI

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

RECEIVED OF _____

FOR _____

BOOK 10753 PG 360

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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
TOTAL 275.40
CHECK 275.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/09/98 01 13:51 0001 0581

0388791
IDENTIF. ↑ REFERENCE

98 JAN -9 PM 1:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1241245