WARRANTY DEED

BFTM1-98-1848

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,900.00

G. Lynn Edinger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 19 98

JUDY BERNARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Judy Bernard
Notary Public

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
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
G. Lynn Edinger (NAME)	FT Mortgage Companies dba First (NAME)	MAP 62-2-A
2916 Riverbend Drive (ADDRESS)	P. O. Box 146 (ADDRESS)	PARCEL 252
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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 G. Lynn Edinger, unmarried

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:

Land in Davidson County, Tennesee, being Lot No. 244 on the Final Plat of River Trace Estates, Phase 1, Sections 4 & 5, as of record in Plat Book 9700, Page 409, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to NVR Fox Ridge, Inc. by Deed from Fox Ridgge Homes, Inc., of record in Deed Book 10666, Page 317, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

Subject to Conveyance of Open Space to Homeowner's Association of record in Book 7907, Page 168, Register's Office for said County.

Subject to Surveyor's Certificate of Correction of record in Book 7678, Page 67, Register's Office for said County.

Subject to T.V.A. Transmission Line Easement of record in Book 1163, page 341, Register's Office for said County.

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

Subject to Plans of record in Book 6250, Page 995-997, Book 6900, Pages 158 and 159, Book 6900, Page 615, and Book 6900, Page 741, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2916 Riverbend 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 28th day of May, 19 98

Fox Ridge Homes, Inc.
By: 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 _____

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 28th day of May 19 98.

My commission expires 9/18/99

JUDY BERNAL
Notary Public
AT
LARGE
DAVIDSON COUNTY, TENN.

MAIL ENV.

98 JUN -2 AM 11:16
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFY A REFERENCE

0446871

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 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

4488 06/02/98 03:03PM 463.73

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

RECEIVED OF _____

FOR _____

BOOK 10956 PG 535

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 122900.00
CON TX 454.73
PRFEE 1.00
WDEED 8.00
TOTAL 463.73
CHECK 463.73

06/02/98 01 11:17 0001 4488

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0444687
IDENTIF. & REFERENCE

98 JUN -2 AM 11:16

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1300421