BOOK 10801 PG 654

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,875.00

Linda J Peltz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February, 1998

Notary public

My Commission Expires: 1-18-98
(AFFIX SEAL)

DONALD R. BARRETT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

mail SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

| Address of New Owners As Follows: | Send Tax Bills To: | Map Parcel No. |
|---|---|---|
| Linda J. Peltz<br>2344 Benay Road<br>Nashville, TN. 37214 | GMAC Mortgage Corporation<br>P.O. Box 963<br>Horsham, PA 19044-0963 | 52-13-O-B-113 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), 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 Grantor have bargained and sold, and by these presents do transfer and convey unto **Linda J. Peltz**, hereinafter called Grantee, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit .

Being Unit 151 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 plan reference is hereby made for a more complete legal description.

BEING PART OF THE SAME PROPERTY CONVEYED TO NVR FOX RIDGE, INC. BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 10666, PAGE 317, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID NVR FOX RIDGE, INC. N/K/A FOX RIDGE HOMES, INC.

This conveyance is made subject to:

Restrictive Covenants contained in an instrument of record in Master Deed Book 7566, page 571, Book 6762, page 208, and Book 10630, page 501 Register's Office for Davidson County, TN.

Plan of record in Book 9700, page 283, shows the following:

1. Owner's Certificate
2. 20' Public Utility Easement along front property line of insured premises
3. Setback lines
4. Utility Anchor Easement located on the corner of said lot

An easement of record in Book 7061, page 272 and Book 7061, 196, said Register's Office.

Subject to homeowners association charter of record in Book 8069, page 158.

Subject to homeowners association dues, if any.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 2344 Benay Road, Nashville, TN. 37214

02/20 010: 03CHECK 5550

0402703
98 FEB 20 AM 9:19

BOOK 10801 PG 655

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 person 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 HANDS this 13th day of February, 1998.

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** 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 purpose 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 Franklin, Tennessee on this the** 13th **day of** February **19** 98.

**My commission expires** 10/22/01

**Notary Public**

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10801 PG 656

| | | |
|---|---|---|
| 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 55875.00
CON TX 317.74
PRFEE 1.00
MRSED 8.00
TOTAL 326.74
CHECK 326.74
02/20/98 01 09:17 0001 5550

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0402703
IDENTIFICATION REFERENCE

98 FEB 20 AM 9:19

DAVIDSON COUNTY TN

**No.** 1256044