BOOK 10826 PG 686

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,320.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF Dec, 19 98

Notary Public

My Commission Expires: 10/22/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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.**
David B. Smith and wife, Kiernan Smith 212 Nathan Drive Goodlettsville, TN 37072	Wilson Bank & Trust 623 W. Main Street Lebanon, TN 37087	33-4-B-21

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in had paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **FOX RIDGE HOMES, INC., A/K/A NVR FOX RIDGE, INC.** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **David B. Smith and wife, Kiernan Smith**, 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 Lot No. 21 on the Plan of Dry Creek Pointe - Section One of record in Plat Book 7900, page 737, 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 NVR Fox Ridge, Inc., by special warranty deed from Fox Ridge Homes, Inc., 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:

Subject to all matters as set forth per Plat Book 7900, page 737, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 9863, page 153, said Register's Office.

Subject to Transmission Line Easements of record in Book 1153, page 652, Book 3233, page 525, and Book 3223, page 327, said Register's Office.

Subject to Easements for Sewer of record in Book 4472, page 271, Book 4805, page 797 and Book 5083, page 272, said Register's Office.

Subject to Easements to Madison Suburban Utility District of record in Book 9417, page 842 and Book 9417, page 846, said Register's Office.

Subject to a Water Main Easement of record in Book 6636, page 832, said Register's Office.

Lien for special assessments as contained in the Covenants, Conditions, and Restrictions.

Rights of others in and to the common areas/elements.

Taxes for the year 1998, and subsequent years, a lien not yet due and payable.

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 212 Nathan Drive Goodlettsville, TN 37072

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 25th 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 25th **day of** February **19** 98.

My commission expires 8-08-01

Rhonda J. Uhtenwoldt
Notary Public

RHONDA J. UHTENWOLDT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

0408846
IDENTIF. # REFERENCE
98 MAR -6 AM 10:43

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10826 PG 688

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

CHK

MOR TX 445.50

ERR CO

MISC 445.50

WDEED 2.00

TOTAL 454.50

CHECK 454.50

03/06/98 01 1014L [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0408846

IDENTIF. ✦ REFERENCE

98 MAR -6, AM 10:43

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY

No. 1262476