BOOK 10874 PG 137

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF March, 19 98

Notary Public

My Commission Expires: 8-31-01
(AFFIX SEAL)

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

MAIL ENV.

98 APR -6 PM 1:19

FELIX A. REGISTER
DAVIDSON COUNTY, TN.

042036
IDENTIF. ↑ REFERENCE

**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. |
|---|---|---|
| Amalia T. Constantino<br>2347 Benay Road<br>Nashville, TN 37214 | The Farmers Bank<br>P. O. Box 657<br>White House, TN 37188 | Map 52-13-B<br>Parcel 102 |

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 **AMALIA T. CONSTANTINO**, 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 No. 140 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 description.

Being part of the same property conveyed to Fox Ridge Homes Inc. (a/k/a 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 conveyarce is made subject to:

Restrictive Covenants of record in Book 6762, page 208, Register's Office for Davidson County, Tennessee.
Master Deed of record in Book 7565, page 571 and supplemented in Book 10630, page 501, Register's Office for Davidson County, Tennessee.
All matters shown on the Plan for River Glen, Phase One, of record in Book 6900, page 650 and amended in Book 6900, page 671, said Register's Office.
Deed of conveyance to the Metropolitan Government of Nashville and Davidson County, Dept, of Water and Sewerage Services, of record in Book 7061, page 272 and in Book 7061, page 196, said Register's Office.

Taxes for the year 1998, and subsequent years, a lien but 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 2347 Benay Road Nashville, TN 37214

IK

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 30th day of March, 1998.

Fox Ridge Homes,. Inc.

By: O. Alvin Basel
O. Alvin Basel, III President

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 O. Alvin Basel, III and Deborah P. Buford with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the President and Vice-President respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that they as such President 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 O. Alvin Basel, III as such President, and attesting the same by the said Deborah P. Buford as such Vice-President.**

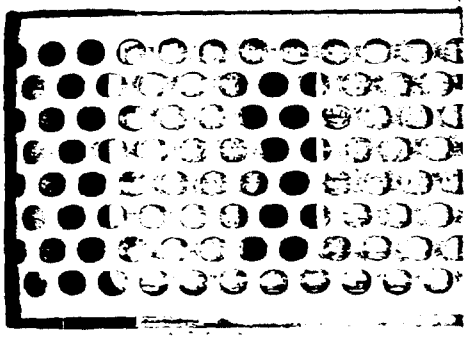
**Witness my hand and official seal at office at Franklin, Tennessee on this the** 31st **day of** March **19** 98.

**My commission expires** 8-08-01

Rhonda J. Altenwoldt
**Notary Public**

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

6294 04/06 0101 03 CHECK



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 10874 PG 139

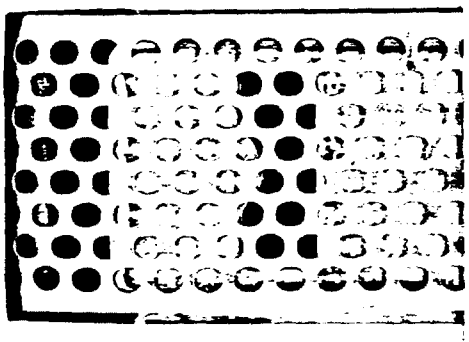
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

AMT 85950.00
CON TX 318.02
PRFEE 1.00
MISC 8.00
TOTAL 327.02
CHECK 327.02

04/06/98 01 13:19 0001 6254

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



0422036
IDENTIF. ↑ REFERENCE

98 APR -6 PM 1:19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1276536