WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $ ~~128,218.00~~ 131,938.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 19 97

Rhonda J. Untenwoldt
Notary Public

My Commission Expires: 8-30-01
(AFFIX SEAL)

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

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.
John C. Lohmann and wife, Sharon Renee Lohmann 1025 Tonyawood Drive Old Hickory, TN 37138	PNC Mortgage Corp. of America 320 Interstate North Parkway, Suite 300 Atlanta, GA 30339	Map 063-13-0-B Parcel 165

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 John C. Lohmann and wife, Sharon Renee Lohmann, 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. 247, on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, pages 550, 551 and 552 and Certificate of Correction of record in Book 7462, pages 445 and by an Amendment to Change Name of record in Book 8181, page 112, all of record in the 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 10725, Page 796, 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:

1) Taxes for the year 1998, and subsequent years, a lien but not yet due and payable.
2) Restrictive covenants of record in Book 7351, page 852; Book 7431, page 204; Book 7451, page 739 and Book 8336, page 393, said Register's Office.
3) Subject to all matters as set forth on plat of record in Book 6900, pages 550, 551 and 552, said Register's County.
4) Subject to Warranty Deed of Flowage easement Chitwood Downs to U.S.A. Flood Cheatham Lock and Dam Project of record in Book 2247, page 75, said Register's Office.
5) Easement to C. Hooper 'Development Company of record in Book 7460, page 930 and Book 7489, page 515, said Register's Office.
6) Easement for Ingress and Egress of record in Book 8739, page 991 and an Easement for public utilities of record in Book 8007, page 235, and Agreement for Dedication of Easement and Public Utilities of record in Book 8657, page 179, said Register's Office.
7) Quitclaim deed from Barclays to Hampton Park Homeowners Association for open space and flood plan of record in Book 8207, page 276 and Deed from Homeowners Association to John and Judith Butler of record in Book 8951, page 797, said Register's Office.

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 1025 Tonyawood Drive Old Hickory, TN 37138

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 27th day of March, 1998.

Fox Ridge Homes,. Inc.

By: O. Alvin Basel III
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 27th day of March 1998.

My commission expires 10/24/01

Notary Public

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

MAIL ENV.

98 APR -8 AM 10:15

FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY TN.

7517 04/08 0101 03CHECK 497-17

04231 73

IDENTIF. & REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10878 PG 287

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 131938.00
CON TX 488.17
PRFEE 1.00
WDEED 8.00
TOTAL 497.17
CHECK 497.17

04/08/98 01 10:16 0001 7517

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0423173
IDENTIF. & REFERENCE

98 APR -8 AM 10:16

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

No. 1277747