BOOK 10878 PG 321

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,385.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 1998.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires

(AFFIX SEAL)

ROBERT ALLEN KELLER NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

My Commission Expires NOV 25, 2000

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.
Tonya L. Carpenter 709 Woodcraft Drive Nashville, TN 37214	NVR Mortgage Finance, Inc. P. O. Box 999 Pittsburgh, PA 15201	Map 108-15-A Parcel 8C0

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 **TONYA L. CARPENTER**, hereinafter called Grantee, their heirs and and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Being Lot No. 8 on the Plan of Percy Priest Woods Subdivision (Revision of Cheswicke Park P.U.D.), as of record in Book 9700, page 384, 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 Homes Inc. (a/k/a NVR Fox Ridge Inc), special warranty deed from Fox Ridge Homes, Inc., of record in Book 10666, Page 317, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Restrictive covenants of record in Book 5984, page 865, Book 6020, page 270, Book 6097, page 11, Book 6353, page 307, Book 6560, page 667, and Book 10420, page 228, Register's Office for Davidson County, Tennessee.

Deed of Conveyance for Sewer lines of record in Book 6147, page 893 and Book 6147, page 885, said Register's Office.

Easement for Ingress and Egress of record in Book 6071, page 491 and Book 6071, page 482, said Register's Office.

Easement to Metro Airport for use of Airspace of record in Book 10099, page 611, said Register's Office .

Deed of Conveyance to Nashville Airport Authority of record in Book 10101, page 613, said Register's Office.

Subject to Plan of record in Book 6900, page 577, said Register's Office.

Subject to all matters as set forth in Book 9700, page 384, 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 709 Woodcraft Drive Nashville, TN 37214

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 31st 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 L. Hoftenwoldt
Notary Public

RHONDA L. HOFTENWOLDT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

MAIL ENV.

7521 04/08 0101 03CHECK 402.62

ELIA ... REGISTER
DAVIDSON COUNTY, TN.

98 APR -8 AM 10:18

IDENTIF. & REFERENCE

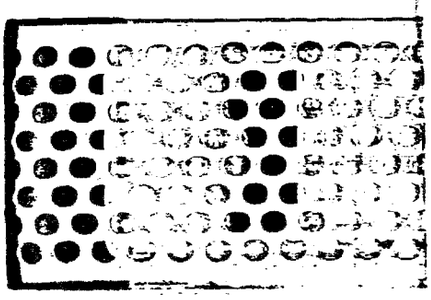
04231.77

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10878 PG 323

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 106385.00

CON TX 393.62

PRFEE 1.00

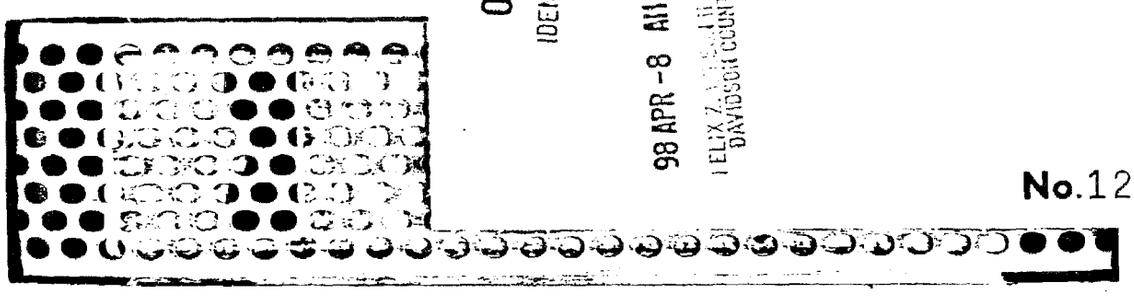
WDEED 8.00

TOTAL 402.62

CHECK 402.62

04/08/98 01 10:18:0001 7521

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04231177

IDENTIF. & REFERENCE

98 APR -8 A11:10:18

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

No. 1277751