BOOK 10882 PG 454

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,033.00

Robert P. Maurice
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April, 19 98

Rhonda J. Wasserwolf
Notary Public

My Commission Expires: 8-26-01
(AFFIX SEAL)

RHONDA J. WASSERWOLF 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.
Robert P. Maurice and wife, Eileen G. Maurice 808 Cedar Crest Drive Nashville, TN 37209	SunTrust Bank Nashville, N.A. P. O. Box 305110/7th Floor Nashville, TN 37230-5110	Map 114-08-A Parcel 75CO

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 **ROBERT P. MAURICE AND WIFE, EILEEN G. MAURICE**, 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.

Land in Davidson County, Tennessee, being Lot 75 of Cedar Crest Subdivision, Phase II, of record in Plat Book 9700, page 37, 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), 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:

Declaration of Covenants, Conditions and Restrictions for Cedar Crest, of record in Book 7213, page 973, as amended in Book 10086, page 772, and amended in Book 10174, page 199, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Book 9700, page 37, in said Register's Office.

Subject to right of others in and to the common areas/elements.

Subject to lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

Taxes for the year 1988, 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 808 Cedar Crest Drive Nashville, TN 37209

98 APR 13 AM 10:26

0424352

IDENTIFICATION REFERENCE

MAIL ENV.

NS0090

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 3rd day of April, 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.

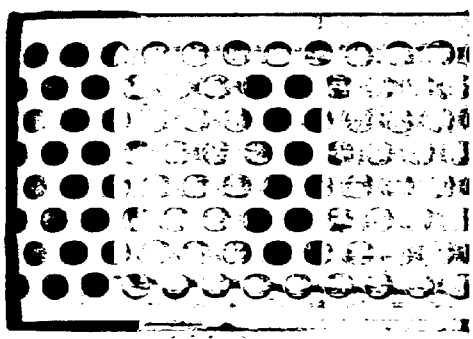
Witness my hand and official seal at office at Franklin, Tennessee on this the 3rd **day of** April **19** 98.

My commission expires 8-08-01

Rhonda J. Uhrenwoldt
Notary Public

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

2824 04/13 0101 03CHECK 652.92



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10882 PG 456

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

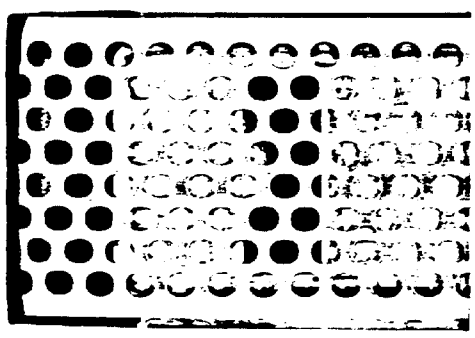
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
174033.00
CON TX 643.92
PRFEE 1.00
WDEED 8.00
TOTAL 652.92
CHECK - 652.92
04/13/98 01 10:27 0001 2824

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0424352
IDENTIF. & REFERENCE

98 APR 13 AM 10:26

REGISTER
DAVIDSON COUNTY, TN.

No. 1278992