BOOK 10882 PG 515

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,425.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF March, 19 98

Notary Public

My Commission Expires: 9-14-2001

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.
Michael B. Landrieu and wife, Andrea Z. Landrieu 1428 Aaronwood Drive Old Hickory, TN 37138	PNN Mortgage Corp. of America 320 Interstate North Parkway Atlanta, GA 30339	Map 63-16-B Parcel 212CO

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 **MICHAEL B. LANDRIEU AND WIFE, ANDREA Z. LANDRIEU**, 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. 294, 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 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:

Restrictive Covenants of record in Book 7351, page 852, Book 7431, page 204, Book 7451, page 739 and Book 8336, page 393, Register's Office for said County.
Subject to any and all matters as set forth per Plat Book 6900, pages 550, 551 and 552, Register's Office for said County.
Warranty Deed of Flowage easements Chitwood Downs to U.S.A. Flood Cheatham Loan and Dam Project of record in Book 2247, page 75, said Register's Office.
Easement to C. Hooper Development Company of record in Book 7460, page 930 and Book 7489, page 515, said Register's Office.
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.
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.
Subject to Homeowners Association Dues.

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.

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 IV
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 **19** 98.

My commission expires 8-08-01

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

Uhtenwoldt
Notary Public

04243611
IDENTIFICATION REFERENCE

98 APR 13 AM 10:29
WILLIAMSON COUNTY, TN.
REGISTER

MAIL ENV.

2833 04/13 0101 03CHECK 598-87

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10882 PG 517

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
159425.00
CON TX 589.87
PRFEE 1.00
WDEED 8.00
TOTAL 598.87
CHECK 598.87
04/13/98 01 10:30 0001 2833

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0424361
IDENTIFICATION REFERENCE

APR 13 AM 10:29
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1279001