BOOK 10897 PG 171

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS ~~$107,810.00~~ 191,010.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16 DAY OF April, 1998

Notary Public

My Commission Expires: 9-11-2000
(AFFIX SEAL)

RUSSELL JOHN McCANN 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.
Steven E. Zachar and wife, Catherine A. Zachar 5121 Bay Overlook Drive Hermitage, TN 37076	PNC Mortgage Corporation 75 North Fairway Drive Vernon Hills, IL 60061	Map 97-16-A Parcel 70

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 **STEVEN E. ZACHAR AND WIFE, CATHERINE A. ZACHAR**, 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. 102 on the Plan of The Peninsula, Section 2, a Planned Residential Development of record in Book 9700, page 352 and amended Plan of record in Book 10547, page 35, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Fox Ridge Homes Inc., by deed from The Peninsula, of record in Book 10686, Page 430, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Restrictive Covenants contained in an instrument of record in Book 9564, page 693; Book 9754, page 35; Book 9977, page 359 and Book 10333, page 219, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on the Plan of record in Book 9700, page 352 and amended Plan of record in Book 10547, page 35, said Register's Office, which shows an Owner's Certificate.

Subject to conveyance of sewer mains of record in Book 10693, page 726, 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 5121 Bay Overlook Drive Hermitage, TN 37076

MAIL ENV.

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

98 APR 23 AM 11:01

IDENTIF. & REFERENCE

042861O

NS0058

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 16th day of April, 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

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.

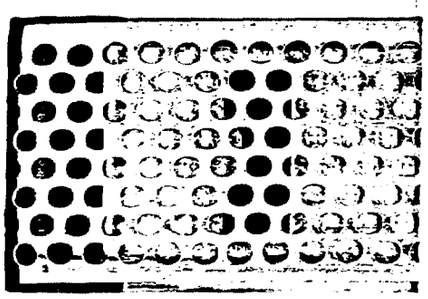
Witness my hand and official seal at office at Franklin, Tennessee on this the 16th **day of** April **19** 98.

My commission expires 9-11-2001

JOHN ANN RUSSELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

Notary Public

7393 04/23 0101 03CHECK 715.74



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

RECEIVED OF _____

FOR _____

BOOK 10897 PG 173

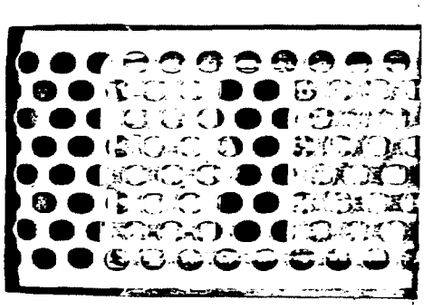
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 191010.00
CON TX 706.74
PRFEE 1.00
WDEED 8.00
TOTAL 715.74
CHECK 715.74

04/23/98 01 11:01 0001 7393

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



042861O
IDENTIF. # REFERENCE

98 APR 23 AM 11:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1283517