**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 207,565.00

Affiant

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

Notary Public

My Commission Expires: 9/8/2001
(AFFIX SEAL)

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. |
|---|---|---|
| Orville R. Childs and wife, Areta Hanvy-Childs<br>5148 Bay Overlook q<br>Hermitage, TN 37076 | PNC Mortgage Corp. of America<br>320 Interstate North Parkway<br>Atlanta, GA 30339 | Map 09716-0A<br>Parcel 44CO |

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 **ORVILLE R. CHILDS AND WIFE, ARETA HANVY-CHILDS**, 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. 40 on the Plan of the First Revision of The Peninsula, Phase One, a Planned Residential Development, of record in Plat Book 9700, page 8, 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, Page317, 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 9564, page 693, Book 9754, page 35, Book 9977, page 359 and Book 9754, page 35, Book 10333, page 219, Register's Office for Davidson County, Tennessee.

All matters that may appear on the Plan of record in Plat Book 9700, page 8, said Register's Office.

Taxes for the year 1998, and subsequent years, a lien 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 5148 Bay Overlook Hermitage, TN 37076

MAIL ENV.

8883 04/27 0101 03CHECK

MAIL ENV.

0429988
IDENTIF. & REFERENCE
98 APR 27 PM 2:48
DAVIDSON COUNTY, TN.

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 2nd 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

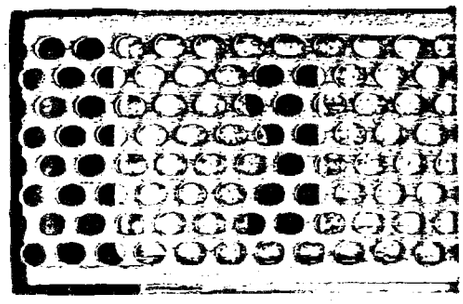
**Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Alphonse H. Davis and Deborah P. Buford with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the CEO and Vice-President respectively of the Fox Ridge 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** 2nd **day of** April **19** 98.

**My commission expires** 8-08-01

Rhonda J. Untenwolt
Notary Public

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



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

RECEIVED OF _____

FOR _____

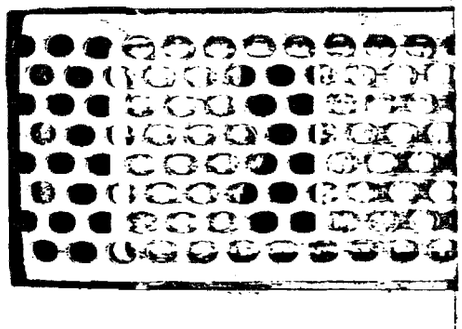
BOOK 10901 PG 805

| | | |
|---|---|---|
| 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
207565.00
CON TX 767.99
PRFEE 1.00
WDEED 8.00
TOTAL 776.99
CHECK 776.99

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 8883



0429988
IDENTIF. # REFERENCE

98 APR 27 PM 2:48

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

**No.**1284984