**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 864,000.00

Bruce D. Gust John McCann
Affiant

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

Notary Public

My Commission Expires: 2001
(AFFIX SEAL)

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. |
|---|---|---|
| Bruce D. Gust and wife, Michelle L. Gust<br>2351 Benay Road<br>Nashville, TN 37214 | PNC Mortgage Corporation of America<br>320 Interstate North Parkway, Suite 300<br>Atlanta, GA 30339 | Map 52-13-0-104 |

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 **BRUCE D. GUST AND WIFE, MICHELLE L. GUST**, 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 Unit No. 142 of the First Revision of the Condominium Site Plan of River Glen, a Planned Unit Development, Phase IV, Section I, of record in Plat Book 9700, page 283, 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 NVR Fox Ridge, Inc., special warranty deed from Fox Ridge Homes, Inc., of record in Book 10666, Page 315, 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 6762, page 208, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 7566, page 571 and supplemented in Book 10630, page 501, Register's Office for Davidson County, Tennessee.

All matters shown on the Plan for River Glen, Phase One, of record in Book 9700, page 238, said Register's Office.

Deed of conveyance to the Metropolitan Government of Nashville and Davidson County, Dept, of Water and Sewerage Services, of record in Book 7061, page 172 and in Book 7061, page 196, said Register's Office.

River Glen Homeowners Association Charter of record in Book 8069, page 158, 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 2351 Benay Road 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 24 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**

**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 24th day of April 19 98.**

**My commission expires** 9-11-2000

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

**Notary Public**

0706 04/30 0101 03CHECK 327.20

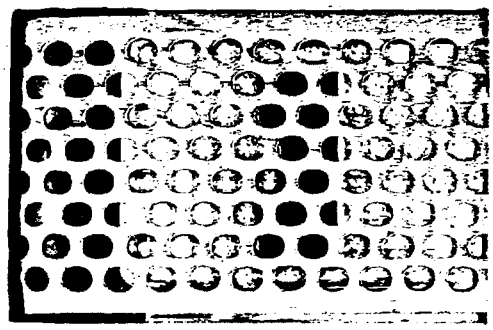
MAIL ENV.

0431713

IDENTIF. & REFERENCE

98 APR 30 PM 1:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 10908 PG 647

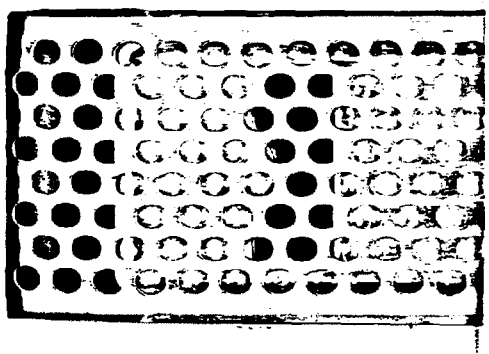
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 86000.00
CON TX 318.20
PRFEE 1.00
WDEED 8.00
TOTAL 327.20
CHECK 327.20

04/30/98 01 13:45 0001 0706

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



04317 13
IDENTIF. ← REFERENCE
98 APR 30 PM 1:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1286791