BOOK 10912 PG 182

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,959.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF April, 1998

Notary Public

My Commission Expires: 12-1-2001

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Mail

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. |
|---|---|---|
| Maurice Jenkins and wife, Sylvia M. Jenkins<br>104 Summit Run<br>Hermitage, TN 37076 | PNC Mortgage Corp. of America<br>75 North Fairway Drive<br>Vernon Hills, IL 60061 | MAP 86-0-A<br>PARCEL 19 |

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 **MAURICE JENKINS AND WIFE, SYLVIA M. JENKINS,** 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.

Land in Davidson County, Tennessee, being Lot No. 19, as shown on the Plan of Summit Run, Phase One, of record in Book 9700, page 334, 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, Inc., by special warranty deed from Fox Ridge Homes, Inc., of record in Book 10702, Page 417, 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:

1694 05/04 0101 03CHECK 567.54

Restrictive Covenants contained in instrument of record in Book 10326, page 683 and Book 10378, page 251, Register's Office for Davidson County, Tennessee.

All matters as shown on plan of record in Book 9700, page 334, said Register's Office, which shows an Owners Certificate, certain notes, easements and setback lines.

Easement of record in Book 7325, page 994, said Register's Office.

Subject to taxes for the year 1998, and subsequent years, which are 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 104 Summit Run Hermitage, TN 37076

98 MAY -4 AM 9:30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0432634

IDENTIF. & REFERENCE

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 29th 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** 29th **day of** April **19** 98.

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

Rhonda J. Uhtenwoldt
**Notary Public**

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

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

RECEIVED OF _____

FOR _____

BOOK 10912 PG 184

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

MAMT 150959.00
VOID
MAMT 150959.00-
CAMT 150959.00
CON TX 558.54
PRFEE 1.00
BANK
WDEED 8.00
TOTAL 567.54
CHECK 567.54

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

05/04/98 01 09:33 0001 1694

0432634
IDENTIF. # REFERENCE

98 MAY -4 AM 9:30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287770