60

BOOK 10933 PG 360

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,980.00

Helen H. McVoy by Atty in Fact
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF MAY, 1998

Notary Public

My Commission Expires: 9-23-00
(AFFIX SEAL)

ROBERT W. LOFTIS NOTARY PUBLIC DAVIDSON

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.
Helen H. McVoy 604 Daniel Court Nashville, TN 37221	SunTrust Bank, Nashville N.A. 201 4th Ave. N. Nashville, TN 37230	126-15-A-89

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 HELEN H. McVOY hereafter 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. 108 on the Plan of Phase One, Boone Trace at Biltmore of record in Plat Book 7900, page 667, 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., 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 contained in instrument of record in Book 9342, page 312, as re-recorded in Book 9735, page 931, Book 7265, page 657, Book 10032, page 813 and Book 10306, page 817, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Plat Book 9700, page 317, said Register's Office.

Subject to easements of record in Book 9665, page 420, and Book 8992, page 62, said Register's Office.

Subject to H.O.A. Charter of record in Book 9607, page 534, said Register's Office.

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 604 Daniel Court, Nashville, TN 37221

0438400
IDENTIF. & REFERENCE

98 MAY 15 AM 10:56
FELIX Z. [illegible] II REGISTER
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 8th day of May, 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 WILLIAMSON

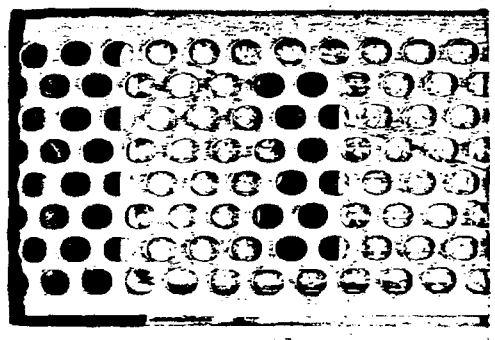
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared O. Alvin Basel, III and Deborah P. Buford with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the President and Vice-President respectively of the Fox 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 8th **day of** May **19**98.

My commission expires June 19, 2000

Notary Public

7809 05/15 0101 03CHECK 656.42



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

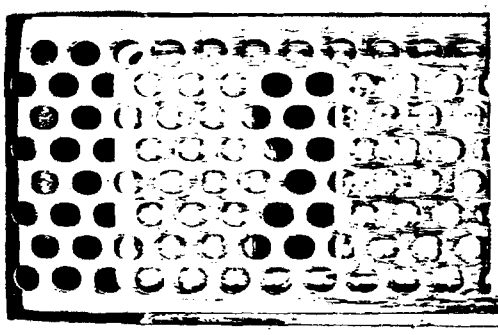
BOOK 10933 PG 362

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 174980.00
CON TX 647.42
PRFEE 1.00
WDEED 8.00
TOTAL 656.42
CHECK 656.42

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7809



0438400
IDENTIF. ↑ REFERENCE

98 MAY 15 AM 10:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1293812