BOOK 10961 PG 775

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,750.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 19 98

_____
Notary Public

My Commission Expires: 12/22/99
(AFFIX SEAL)

KATHOMAS SIDWELL NOTARY PUBLIC AT LARGE

0446016
IDENTIF. ↑ REFERENCE

98 JUN -4 AM 9:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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.
Chetan Kumria 7985 Boone Trace Drive Nashville, TN 37221	NVR Mortgage Finance, Inc. P. O. Box 999 Pittsburgh, PA 15201	MAP 125-15-A PARCEL 115

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 **CHETAN KUMRIA, MARRIED**, 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.

Being Lot No. 255 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.

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 of record in Book 7265, page 657 Book 9342, page 312 as re-recorded in Book 9735, page 93 , 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 316, said Register's Office.

Subject to easement of record in Book 8992, page 63 and Book 9665, page 420, said Register's Office.

Subject to H.O.A. Charter of record in Book 9607, page 534, 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 7985 Boone Trace Drive Nashville, TN 37221

BOOK 10961 PG 776

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 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

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 27th day of May 19 98.

My commission expires 10/22/01

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON

Notary Public

591B 06/04 0101 03CHECK 526.07

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

RECEIVED OF _____

FOR _____

BOOK 10961 PG 777

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 139750.00
CON TX 517.07
PRFEE 1.00
WDEED 8.00
TOTAL 526.07

CHECK 526.07
06/04/98 01 09:52 0001 5918

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0446016
IDENTIF. ↑ REFERENCE

98 JUN -4 AM 9:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1301825