BOOK 10961 PG 790

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,225.00

David R. Elliott
Affiant

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

Notary Public

My Commission Expires: 9-11-2001
(AFFIX SEAL)

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

98 JUN -4 AM 9:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0446018
IDENTIF. ↑ REFERENCE

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.
David R. Elliott and wife, Samantha L. Elliott 920 Willow Oak Drive Nashville, TN 37221	NVR Mortgage Finance, Inc. 100 Ryan Court, P.O. Box 999 Pittsburgh, PA 15201	Map 156-1-O-C Parcel 46

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 **DAVID R. ELLIOTT AND WIFE, SAMANTHA L. ELLIOTT**, 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. 46 on the Plan of the Subdivision of East Colony at Riverbend of record in Plat Book 7900, page 733, 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 of record in Book 5354, page 765; Book 5403, page 5; Book 6851, page 370 ; Book 6982, page 747 and Book 7199, page 119, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 7900, page 733, said Register's Office, which contains certain notes, easements and set back lines.

Easements of record in Book 2002, page 83; Book 3959, page 595 and Book 1163, page 342, said Register's Office.

Charter of Homeowners Association of record in Book 6851, page 363 and a Deed for Open Space to Homeowners Association of record in Book 7907, page 116, said Register's Office.

Taxes for the year 1998, and subsequent years, 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 920 Willow Oak Drive Nashville, TN 37221

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

My commission expires 9-11-2001

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

Notary Public

5920 06/04 0101 03CHECK 657.33

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

RECEIVED OF _____

FOR _____

BOOK 10961 PG 792

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
175225.00
CON TX 648.33
PRFEE 1.00
WDEED 8.00
TOTAL 657.33
CHECK 657.33

06/04/98 01 09:53 0001 5920

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0446018
IDENTIF. ↑ REFERENCE

98 JUN -4 AM 9:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1301927