3

BK: 10989 PG: 426

WARRANTY DEED

BHFMB-98-2036

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 224,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF May, 19 98
Notary Public
MY COMMISSION EXPIRES: 9/12/99
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C E. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric M. Ware	Guaranty Trust Company	62-2-A-2-228
(NAME)	(NAME)	
2913 Riverbend Drive	640 Broadmor Boulevard, Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Fox Ridge Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric M. Ware and wife, Michaela R. Ware

HEREINAFTER CALLED THE GRANTEES, 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. 220 on the Final Plat of River Trace Estates, Phase I, Section 4 and 5, as of record at Book 9700, page 409, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to NVR Fox Ridge, Inc. by Warranty Deed from Fox Ridge Homes, Inc. of record in Book 10666, page 317, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and rights of way for public utilities.

This conveyance is subject to any and all restrictions and easements of record.

98 JUN-9 PM 2:25
REGISTER
DAVIDSON COUNTY, TN.

0448183
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 2913 Riverbend Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 persons 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 my hand this 29th day of May 19 98

Fox Ridge Homes, Inc.
By: O. Alvin Basel
O. Alvin Basel, III, President
Attest: Deborah P. Buford
Deborah P. Buford, Vice President

BOOK 10969 PG 427

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____ _____ Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that he as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 29th day of May 19 98.

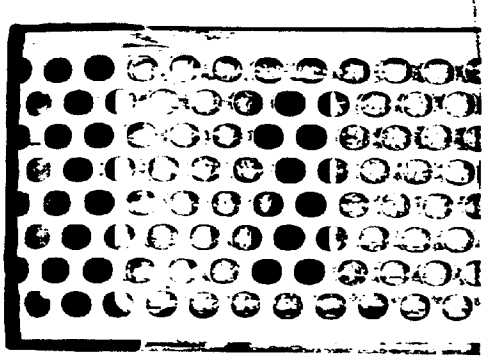
My commission expires 9/18/99 _____ Notary Public

JUDY LYBERNA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 4725 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 551 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☒ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

B241 0600 0000 0000 0000 498-54



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

RECEIVED OF _____

FOR _____

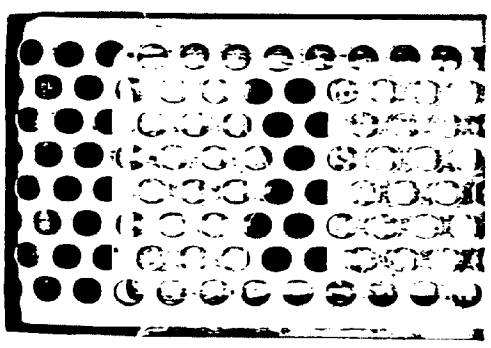
BOOK 10969 PG 428

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
124200.00
CON TX 459.54
PRFEE 1.00
WDEED 8.00
TOTAL 468.54
CHECK 468.54
06/09/98 01 14:24 0001 8241

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



044183
IDENTIF. ↑ REFERENCE
98 JUN -9 PM 2:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1304130