BOOK 10971 PG 291

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,290.00

Jeffrey S. Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF June, 19 98

Notary Public

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

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

0448626
IDENTIFICATION REFERENCE
98 JUN 10 PM 1:26
REGISTER'S OFFICE DAVIDSON COUNTY, TN.

MAIL ENV.

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.
Jeffrey S. Pearson 736 Woodcraft ~~Court~~ Drive Nashville, TN 37214	NVR Mortgage Finance, Inc. 311 Plus Park Blvd., Suite 120 Nashville, TN 37217	Map 108 Group 15A Parcel 18

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 **JEFFREY S. PEARSON, UNMARRIED** 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. 18 on the Plan of Percy Priest Woods Subdivision (Revision of Cheswicke Park P.U.D.), as of record in Book 9700, page 384, 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 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 5584, page 265, Book 6020, page 270, Book 6097, page 11, Book 6132, page 221, Book 6353, page 307, Book 6560, page 667 and Book 10420, page 228, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plan of record in Book 9700, page 394, said Register's Office, which shows an Owners Certificate, certain easements and setback lines.

Easements of record in Book 6147, page 891; Book 6147, page 885; Book 6071, page 491 and Book 6071, page 492, said Register's Office.

Deeds to Metro Airport Authority of record in Book 10099, page 611 and Book 10101, page 613, 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 736 Woodcraft ~~Court~~ Drive Nashville, TN 37214

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 June, 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

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 8th day of June 19 98.

My commission expires 9-11-2000

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

Notary Public

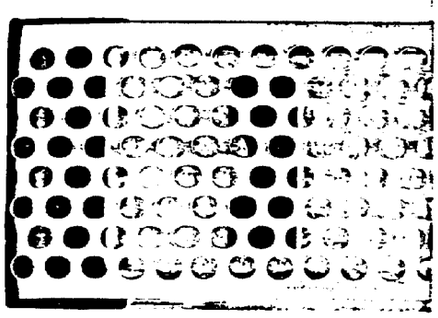
8700 06/10 0101 03CHECK 428.17

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____ BOOK 10971 PG 293

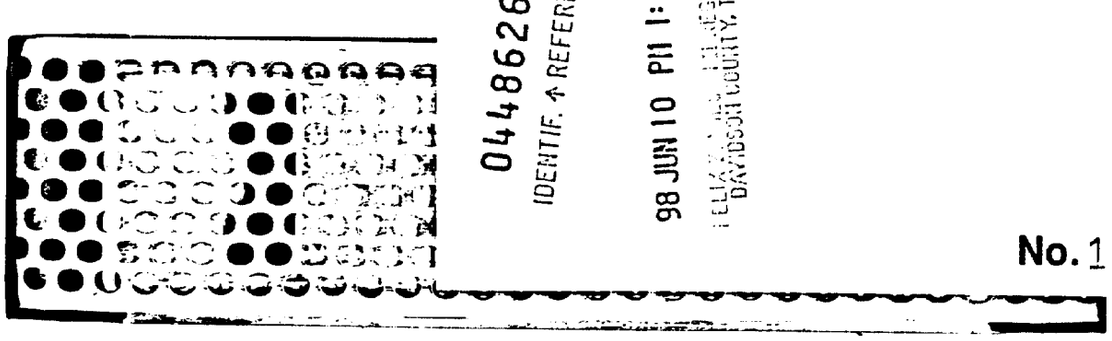
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 113290.00
CON TX 419.17
PRFEE 1.00
WDEED 8.00
TOTAL 428.17
CHECK 428.17

06/10/98 01 13:25 0001 8700

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0448626
IDENTIF. ↑ REFERENCE

98 JUN 10 PM 1:26

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1304585