BOOK 10986 PG 12

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 207,390.00

Affiant

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

Notary Public

My Commission Expires: (AFFIX SEAL)

ROBIN R. KELLY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 25, 2000

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.
Kent R. Kippes and wife, Pamela J. Kippes 5224 Peninsula Park Landing Hermitage, TN 37076	PNC Mortgage Corporation 320 Interstate N. Parkway, Suite 30 Atlanta, GA 30339	97-16-0-A-60(CO)

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 **KENT R. KIPPES AND WIFE, PAMELA J. KIPPES,** 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. 92 on the Plan of The Peninsula, Section 2, a Planned Residential Development of record in Book 9700, page 352, Davidson County Register's Office to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to NVR Fox Ridge, Inc., by special warranty deed from The Peninsula, of record in Book 10715, Page 652, 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:

Subject to Restrictive Covenants of record in Book 9564, page 693, Book 9754, page 35, Book 9977, page 359 and Book 10333, page 219, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Book 9700, page 352, 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 5224 Peninsula Park Landing Hermitage, TN 37076

3709 06/22 0101 03CHECK # 757.84

98 JUN 22 AM 10:55

REGISTER'S OFFICE REFERENCE

04533268

MAIL ENV.

BOOK 10986 PG 13

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 11th day of June, 19 [illegible]

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 [illegible]

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 11th day of June, 19 [illegible].

My commission expires [illegible]

ROBIN KELLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires NOV 25, 2000

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10986 PG 14

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	202390.00
			CON TX	748.84
			PRFEE	1.00
			WDEED	8.00
			TOTAL	757.84
			CHECK	757.84
06/22/98	01	10:55	0001	3709

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0453268

IDENTIFICATION REFERENCE

98 JUN 22 AM 10:55

DAVIDSON COUNTY, TN

No. 1309536