BOOK 10994 PG 926

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $110000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15 DAY OF March, 19 98

Notary Public

My Commission Expires: 1/30/02
(AFFIX SEAL)

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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.
Fox Ridge Homes, Inc 5115 Maryland Way, #300 Brentwood, TN. 37027	Same	Map 63-16-B- Parcels 28, 44

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **FR Properties, L.P., a Tennessee Limited Partnership**, hereinafter called Grantors have bargained and sold, and by these presents do transfer and convey unto **Fox Ridge Homes, Inc.**, 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 Lots Nos. 158, 167, 237, 249, and 301 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, Pages 550, 551, and 552, and Certificate of Correction of record in Book 7462, Pages 445, and by amendment to Change Name of record in Book 8181, Page 112, all of record in the 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 FR Properties, L.P., a Tennessee limited partnership by Deed from BarclaysAmerican/Mortgage Corporation, a North Carolina corporation, of record in Book 9349, page 536, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
Restrictive Covenants of record in Book 7351, Page 852, Book 7431, Page 204, Book 7451, Page 729, Book 8181, Page 112, and Book 8336, Page 393, Register's Office for said County.

Easements of record in Book 2247, Page 75, Book 7460, Page 930, Book 7489, Page 515, Book 8007, Page 235, Book 8739, Page 991, Book 8657, Page 179, Register's Office for said County.

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: (x)
This is improved: ( ) property, known as: #(s) 158, 167, 237, 249, and 301 Hampton Park, Old Hickory, TN. 37138

Mail Document To:

SETTLEMENT SERVICES OF
TENNESSEE, L.L.C.
121 FIRST AVE., SOUTH #210
FRANKLIN, TN 37064

0455823
IDENTIF. & REFERENCE
98 JUN 29 AM 8:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
6503 06/29 0101 03CHECK 416.00

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 18th day of March, 1998.

FR Properties, L.P.

By: Alphonse H. Davis
Alphonse H. Davis, Vice President

Attest: Anne H. McKnight
Anne H. McKnight, 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 Anne H. McKnight with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be partners and/or officers respectively of the FR Properties, L.P., the within named bargainor, and partnership, and that they as such partners and/or officers, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners and/or officers.

Witness my hand and official seal at office at Franklin, Tennessee on this the 18th day of March 1998.

My commission expires 1/30/02

Notary Public

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 10994 PG 928

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
110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
TOTAL 416.00
CHECK 416.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/29/98 01 08:25 0001 6503

0455823
IDENTIF. ↑ REFERENCE

98 JUN 29 AM 8:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN.

No.1312299