BOOK 11007 PAGE 221

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,050.00

Affiant

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

Notary Public

My Commission Expires:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

9756 07/06 0101 03CHECK 503.28

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.
John Brooks, a single man 1456 Aaronwood Drive Old Hickory, TN 37138	Standard Federal Bank 2600 W. Big Beaver Road Troy, MI 48084	Map 63-16-B Parcel 219.00

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 FR Properties,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **JOHN BROOKS, a single man,** 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. 301 on the plan of Hampton Park (formerly known as Chitwood Downs) as shown on plat of record in Book 6900, pages 550, 551, and 552, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to F.R. Properties, L.P., by special warranty deed from Barclays American/Mortgage Corporation, of record in Book 9349, Page 536, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 1998 and subsequent, a lien but not yet due and payable.

Restrictive Covenants of record in Book 7351, page 852, Book 7431, page 204, Book 7451, page 739 and Book 8336, page 393, Register's Office for said County.

Subject to any and all matters as set forth per Plat Book 6900, pages 550, 551 and 552, Register's Office for said County.

Warranty Deed of Flowage easements Chitwood Downs to U.S.A. Flood Cheatham Loan and Dam Project of record in Book 2247, page 75, said Register's Office.

Easement to C. Hooper Development Company of record in Book 7460, page 930 and Book 7489, page 515, said Register's Office.

Easement for Ingress and Egress of record in Book 8739, page 991, and an Easement for public utilities of record in Book 8007, page 235 and Agreement for Dedication of Easement and Public Utilities of record in Book 8657, page 179, said Register's Office.

Quitclaim Deed from Barclays to Hampton Park Homeowners Association for open space and flood plan of record in Book 8207, page 276 and Deed from Homeowners Association to John and Judith Butler of record in Book 8951, page 797, said Register's Office.

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 1456 Aaronwood Drive Old Hickory, TN 37138

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 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 Williamson

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 29th day of June 1998.

Notary Public

My commission expires 3/17/2002

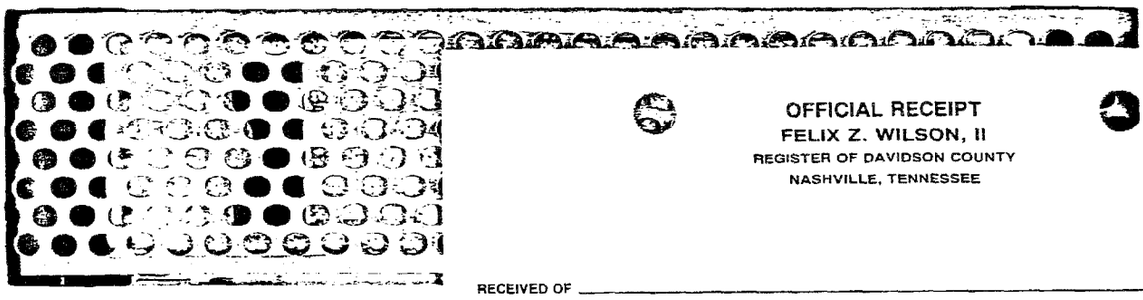
ANDREW H. MASON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

04589813

IDENTIFICATION REFERENCE

98 JUL -6 PM 1:45

RECEIVED
REGISTER'S OFFICE
WILLIAMSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

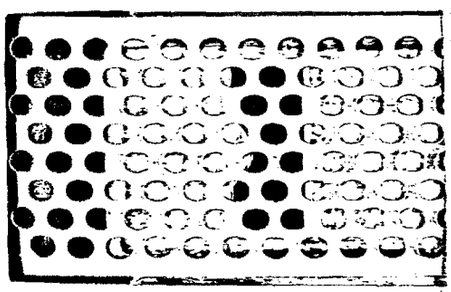
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
133050.00
CON TX 492.28
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 503.28
CHECK 503.28

07/06/98 01 13:45 0001 975A

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0458913
IDENTIF. & REFERENCE

98 JUL -6 PM 1:45
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

BOOK 11007 PAGE 223

No. 1315508