WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 19 98

Notary Public

My Commission Expires: Jan 26, 2002
(AFFIX SEAL)

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.
Donald K. Huff and wife, Inga C. Huff 1504 Aaronwood Drive Old Hickory, TN 37138	NVR Mortgage Finance, Inc. P. O. Box 999 Pittsburgh, PA 15201	63-16-0-B-2.00(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 DONALD K. HUFF AND WFIE, INGA C. HUFF, 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. 2 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, page 445 and by an 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 NVR Fox Ridge, Inc., by special warranty deed from F.r. Properties, L.P., of record in Book 10725, Page 96, 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 7351, page 852, Book 7431, page 204, Book 7451, page 729, Book 8181, page 112 and Book 8336, page 393, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Plat book 6900, page 550, said Register's Office.

Subject to easements of record in Book 2247, page 75, Book 7460, pae 930, Book 7489, page 515, Book 8007, page 235, Book 8739, page 991, Book 8657, page 179, Book 8207, page 276 and Book 8951, apge 795, said Register's Office.

Subject to H.O.A. Charter of record in Book 7431, page 204 and Book 8517, page 762 and Book 8833, page 316, said Registers' 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 1504 Aaronwood Drive Old Hickory, TN 37138

NSC21A

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 26th day of June, 1998.

Fox Ridge Homes, Inc.

By: O. Alvin Basel

O. Alvin Basel, III President

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 O. Alvin Basel, III and Deborah P. Buford with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the President and Vice-President respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that they as such President 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 O. Alvin Basel, III as such President, 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 26th **day of** June **19**98.

My commission expires Jan 26, 2002

Notary Public

TRICIA L. NIEMI
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

98 JUL 15 PM 1:06

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

0462727

IDENTIF. & REFERENCE

MAIL ENV.

3841 07/15 0101 03CHECK 480.90

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

RECEIVED OF _____

FOR _____

BOOK 11021 PAGE 487

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 127000.00
CON TX 469.90
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 480.90
CHECK 480.90

07/15/98 01 13:08 0001 3841

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0462727
IDENTIFICATION REFERENCE

98 JUL 15 PM 1:06

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

No. 1319540

7-15-98

VOID

Book
11021

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