BOOK 11038 PAGE 272

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 194,500.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25 DAY OF July, 19 98

Notary Public

My Commission Expires: 5-17-2001
(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.
William Michael Davis and wife, Lynn JoAnne Davis 5125 Bay Overlook Drive Hermitage, TN 37076	PNC Mortgage Corporation of America P.O. Box 8111 Vernon Hills, IL 60061	Map 97-16-A Parcel 69

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.,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **WILLIAM MICHAEL DAVIS, SR. AND WIFE, LYNNE JOANNE DAVIS,** 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. 101 on the Plan of The Peninsula, Section 2, a Planned Residential Development, of record in Book 9700, page 352 and amended Plan of record in Book 10547, page 35, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Fox Ridge, Inc., by special warranty deed from The Peninsula, a Tennessee corporation, of record in Book 10686, Page 430, 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.

Subject to all matters as shown on the Plan of record in Book 9700, page 352, and amended Plan of record in Book 10547, page 35, said Register's Office, which shows an Owner's Certificate.

Restrictive Covenants contained in an instrument 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.

Subject to conveyance of sewer mains of record in Book 10693, page 726, 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 5125 Bay Overlook Drive, Hermitage, TN 37076.

04676811
IDENTIFICATION REFERENCE
98 JUL 28 PM 2:10
FELIX Z. ...LLS CLERK & REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

N50241

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 23rd day of July, 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

9158 07/28 0101 03CHECK 730.83

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 23rd day of July 19 98.

My commission expires 9-11-2001

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

Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 11038 PAGE 274

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
194550.00
CON TX 719.83
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 730.83
CHECK 730.83

07/28/98 01 14:11 0001 5158

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0467681
IDENTIF. # REFERENCE

98 JUL 28 PM 2:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1324787