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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF ____

Notary Public

My Commission Expires:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Mail

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.
Sherry L. Rice and Jessie B. Lavender 904 Forest Pointe Lane Antioch, TN 37013	NVR Mortgage Finance, Inc. P.O. Box 999 Pittsburgh, PA 15201	Map 150-9-B Map 28.00

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 NVR FOX RIDGE, INC.** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **SHERRY L. RICE, unmarried, and JESSIE B. LAVENDER, unmarried, as joint tenants with the right of survivorship,** 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. 28 on the Plan of the First Revision of Forest Pointe, Phase II, of record in Book 9700, page 138, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to NVR Fox Ridge, Inc., by special warranty deed from Fox Ridge Homes, Inc., of record in Book 10666, Page 317, 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:

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 Plat Book 9700, page 138, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 9889, page 559, and in Book 10412, page 567, said Register's Office.

Subject to Easements to Gas Company of record in Book 2244, page 13; Book 3463, page 126; Book 10360, page 335; and Book 10360, page 392, said Register's Office.

Subject to an Easement to Colonial Pipeline of record in Book 3852, page 679, said Register's Office.

Subject to a right of way easement of record in Book 4607, page 484, said Register's Office.

Conveyance of Open Space to Forest Pointe Homeowners Association of record in Book 10254, page 490, said Register's Office.

Homeowners Association Charter of record in Book 8069, page 162, 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 904 Forest Pointe Lane, Antioch, TN 37013.

N50462

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 12TH day of AUGUST, 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

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 12TH day of AUGUST 1998.

My commission expires 8/5/02

Notary Public

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

98 AUG 17 AM 9:35

04754 30

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

CHANT

15.00
CO TX 503.25
PRFEE 1.00
MISC 5.00
5.00
TOTAL 514.25
CHECK 514.25
08 17 98 02 09:32 0001 7519

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0475430

98 AUG 17 AM 9:35

No. 1