WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,770.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF August 1998

Notary Public

My Commission Expires: 5-2-01
(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.
James McDaniel 1305 Gannett Peak ANTIOCH,TN 37013	Same	135-14A 256 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 **James McDaniel, A Single Person,** A 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.

Land in Davidson County, Tennessee being Lot No. 256, on the Plan of the Final Plat Of Pinnacle Point Subdivision, Phase Five, as shown on plat of record in Plat Book 8250, Page 842 in the Register's Office for Davidson County Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Fox Ridge Homes, Inc., A Tennessee Corporation, by special warranty deed from Chickering Development Company, a Tennessee Corporation, of record in Book 10772, Page 259 , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1998 taxes and subsequent years, a lien not yet due and payable.

Covenants, conditions and restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee " Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed of Record in Book 7032, Page 730 and amended in Book 7067, Page 739 and certificate of Correction of Acknowledgment and Oath of Record in Book 7065, Page 959, Register's Office for Davidson County, Tennessee.

Restrictions, of record in Book 6405, page 169, said Register's office.

Articles of Incorporation of Pinnacle Point Homeowner's Association, Inc., of record in Book 7058, page 234, said Register's Office.

Deed of Conveyance to Concept Properties & Development, Inc. for water and/ or sewer distribution system, of record in Book 7097, page 158, said Register's office.

Easement as shown on Plat of record in Book 6250, page 92, 93, & 94, said Registers office.

All matters shown on Plat of record in Book 8250, page 842, said Register's office.

Storm Water Detention Agreement of record in Book 10752, page 463, 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: ( )

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 14th 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 14th day of August 1998.

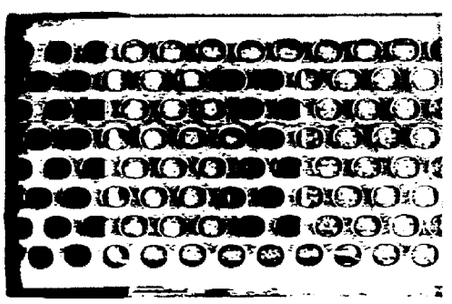
My commission expires June 19, 2000

Notary Public

0478333
IDENTIF. & REFERENCE

98 AUG 24 AM 8:10

0403 08/24 0101 03CHECK 505.95



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

RECEIVED OF _____

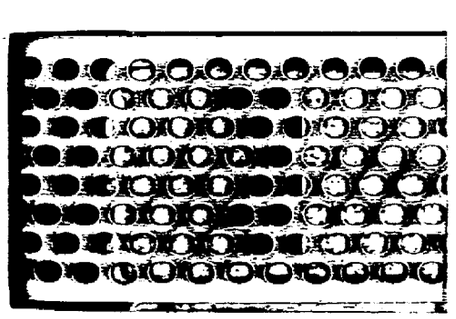
FOR _____

BOOK 11077 PAGE 479

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	
				133770.00
			CON TX	494.95
			PRFEE	1.00
			MDEED	8.00
			CFEE	2.00
			TOTAL	505.95
			CHECK	505.95
08/24/98	01		08:10 0001	0603

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04 78333
IDENTIF. # REFERENCE

98 AUG 24 AM 8:10

REGISTER
DAVIDSON COUNTY, TN.

No. 1336095