BOOK 11084 PAGE 658

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $172,538.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF August, 19 98

Notary Public

My Commission Expires: 9-11-2001
(AFFIX SEAL)

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

**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. |
|---|---|---|
| Frank A. Glenn and wife, Donna M. Glenn<br>112 Nantahala Court<br>Antioch, TN 37013 | NVR Mortgage Finance, Inc.<br>P.O. Box 999<br>Pittsburgh, PA 15230 | Map 181-3-A<br>Parcel 72 |

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 **FRANK A. GLENN AND WIFE, DONNA M. GLENN**, 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. 72 on the plan of Section Two, Indian Creek Estates, Old Hickory Blvd., of record in Book 9700, pages 556 - 559, of record in Book 10819, page 270, 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 Fox Ridge, Inc., by special warranty deed from Gregory S. Perrone, Trustee, of record in Book 10819, Page 270, 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.

All matters of record in Book 9700, pages 556 - 559, Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 8955, page 509, and in Book 10752, page 553, Register's Office for Davidson County, Tennessee.

Easement of record in Book 6549, page 403, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 10729, page 380, Register's Office for Davidson County, Tennessee.

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 112 Nantahala Court, Antioch, TN 37013.

0480318
IDENTIF. & REFERENCE

98 AUG 27 AM 11:50

MAIL ENV.

2726 08/27 0101 03CHECK 645.69

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 20th day of August, 1998.

Fox Ridge Homes, Inc.

By: _____
Alphonse H. Davis, CEO

Attest: _____
Deborah P. Buford, Vice-President

**STATE OF TENNESSEE**

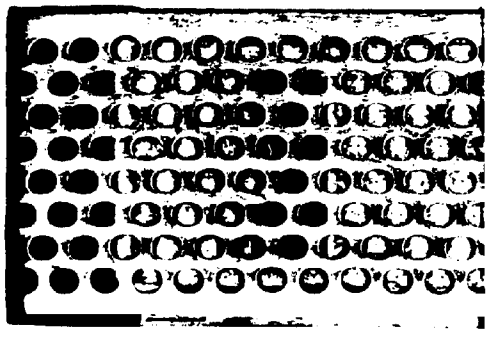
**COUNTY OF**

**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 20th day of August 19 98.**

**My commission expires** 9-11-2000 _____ **Notary Public**

RUSSELL JOHN MCCANN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN



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

RECEIVED OF ~~2724 08/27 0101 03CHECK 634.69~~

FOR 2725 08/27 0101 03CHECK 634.69-

VOID
MAMT 171538.00-
VOID
MOR TX 634.69-
TOTAL 634.69-
CHECK 634.69-

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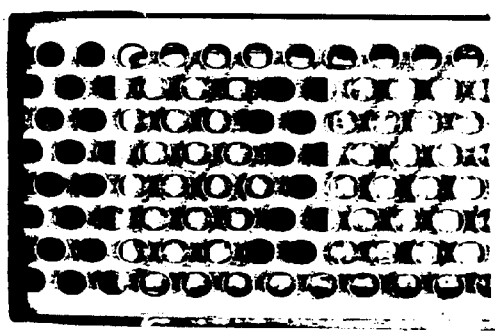
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

08/27/98 01 11:52 0001 2725

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

MAMT 171538.00
MOR TX 634.69
TOTAL 634.69
CHECK 634.69

08/27/98 01 11:51 0001 2724



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0480318 IDENTIF. # REFERENCE

98 AUG 27 AM 11:50

CAMT 171538.00
CON TX 634.69
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 645.69
CHECK 645.69

08/27/98 01 11:52 0001 2726

**No.** 1338203