BOOK 11098 PAGE 433

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 395.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4TH
DAY OF SEPT, 1998

NOTARY PUBLIC

Notary Public

My Commission Expires: 4-17-99
(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.
Michael C. Sharp and wife, Connie F. Sharp 304 Jayme Mika Court Joelton, TN 37080	NVR Mortgage Finance, Inc. P.O. Box 999 Pittsburgh, PA 15230	Part of Map 22 Parcel 31

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand 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 **MICHAEL C. SHARP AND WIFE, CONNIE F. SHARP**, 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. 37 on the Plan of Chase Pointe, Section Three, of record in Book 9700, page 625, Register's Office for Davidson County, Tennessee, to which plan 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 Chase Pointe Properties, LLC, of record in Book 10854, Page 723, 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, page 625, Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 9948, page 904, and in Book 10604, page 147, 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 304 Jayme Mika Court, Joelton, TN 37080.

0483984
IDENTIF. & REFERENCE

98 SEP -3 PM 1:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL EW

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 31 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 Williamson

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.

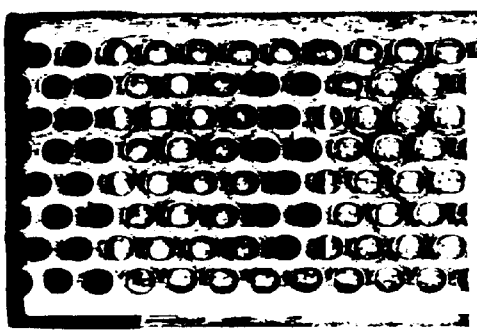
Witness my hand and official seal at office at Franklin, Tennessee on this the 31 **day of** August **1998.**

My commission expires 11-18-01

Notary Public

DONALD R. BARRETT, JR
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

596 98 03 0101 03CHECK 530



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11098 PAGE 435

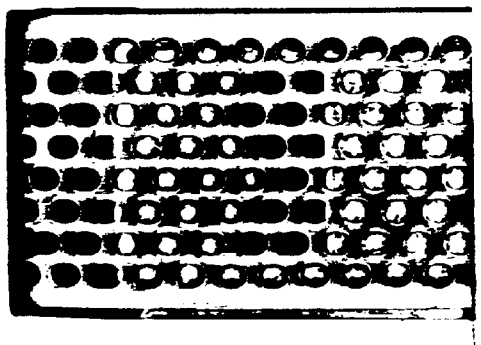
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
140000.00
ERR CO
CAMT
140000.00-
CAMT
140395.00
CON TX 519.46
PRFEE 1.00
WDEED 8.00
OTHER 2.00
TOTAL 530.46
CHECK 530.46

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/03/98 01 13:03 0001 6596



98 SEP -3 PM 1:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0483984

IDENTIF. & REFERENCE

No. 1342033