# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF August 1998

Notary Public

My Commission Expires: 1-6-2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — DONALD R. BARRETT — WILLIAMSON COUNTY, TENNESSEE

**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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. |
|---|---|---|
| Cameron L. Smith and wife, Lanna P. Smith<br>816 Forest Pointe Circle<br>Antioch, TN 37013 | NVR Mortgage Finance, Inc.<br>P.O. Box 999<br>Pittsburgh, PA 15230 | Map 150-9-B<br>Parcel 20 |

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., A/K/A NVR FOX RIDGE, INC.** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **CAMERON L. SMITH AND WIFE, LANNA P. SMITH**, 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. 7 on the Plan of the First Revision of Forest Pointe, Phase II, of record in Book 9700, page 92, 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.

7140 09/04 0101 03CHECK 432.80

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 92, 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 10366, page 392, Register's Office for Davidson County, Tennessee.

Subject to an Easement to Colonial Pipeline of record in Book 3852, page 671, Register's Office for Davidson County, Tennessee.

Subject to a right of way easement of record in Book 4607, page 424, said Register's Office.

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

Homeowners Association Charter of record in Book 8069, page 162, 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 816 Forest Pointe Circle, Antioch, TN 37013.

N50453

[redacted] [redacted]

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 31ST. 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 day of** AUGUST **19**98.

**My commission expires** 8-5-02

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

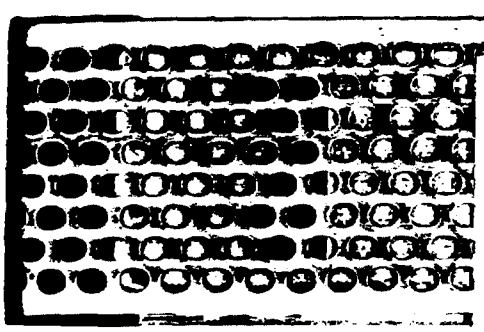
Notary Public

0484473

IDENTIFICATION REFERENCE

98 SEP -4 AM 9:55

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

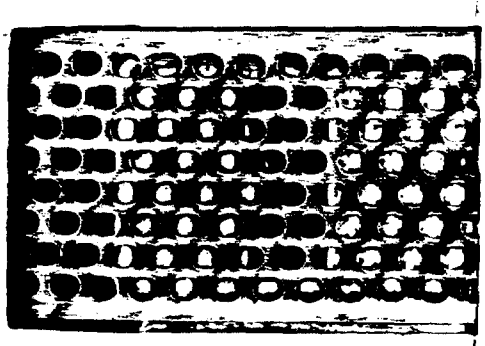
RECEIVED OF _____

FOR _____

BOOK 11100 PAGE 456

| | | |
|---|---|---|
| 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 114000.00<br>CON TX 421.80<br>PRFEE 1.00<br>WDEED 8.00<br>CFEE 2.00<br>TOTAL 432.80<br>CHECK 432.80 | |
| | | | 09/04/98 01 09:56 0001 7140 | |



**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0484473
IDENTIF. # REFERENCE

98 SEP -4 AM 9:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1342572

[redacted] [redacted]