BOOK 11145 PAGE 684

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,850.00

Susan C. McGranahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF September 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.
Jeffrey P. McGranahan and wife, Susan C. McGranahan 2937 River Bend Drive Nashville, TN 37214	NVR Mortgage Finance, Inc. P.O. Box 999 Pittsburgh, PA 15230	Map 62-2-A Parcel 234

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 **JEFFREY P. MCGRANAHAN AND WIFE, SUSAN C. MCGRANAHAN**, 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. 226 on the Final Plat of River Trace Estates, Phase I, Sections 4 and 5, of record in Book 9700, page 409, 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 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.

All matters of record in Book 9700, page 409, Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 6851, page 370; in Book 6982, page 747; and in Book 6851, page 390, Register's Office for Davidson County, Tennessee.

River Trace Homeowners Association Charter of record in Book 6851, page 363, Register's Office for Davidson County, Tennessee.

Open-Space easement deed to Homeowners Association of record in Book 7907, page 168, Register's Office for Davidson County, Tennessee.

Easements of record in Book 1163, page 342; in Book 2022, page 83; and in Book 3959, page 595, 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 2937 River Bend Drive, Nashville, TN 37214.

MAIL ENV.

98 OCT -6 PM 2:13
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
0496962

N51562

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 25 day of September, 1998.

Fox Ridge Homes,. Inc.

By: Alphonse H. Davis, CEO

Attest: 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 25 day of September 19 98.

My commission expires 9-11-2001

Notary Public

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

0434 10/06 0101 03CHECK 49

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11145 PAGE 686

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	
				130850.00
			CON TX	484.15
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	495.15
			CHECK	495.15
			10/06/98 01	14:15 0001 0434

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0496962
IDENTIF. ↑ REFERENCE

98 OCT -6 PM 2:13

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1355694