BOOK 11149 PAGE 336

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 134,225.00

James Lester Major IV
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF October, 1998

William S. Carman
Notary Public

My Commission Expires: 12-23-2001
(AFFIX SEAL)

WILLIAM S. CARMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 21
FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel Nu.
James Lester Major, IV and wife, Judy Gail Major 4025 Chasepoint Place Joelton, TN 37080	NVR Mortgage Finance, Inc. P.O. Box 999 Pittsburgh, PA 15230	Map 22-2 Parcel 42

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 **JAMES LESTER MAJOR, IV AND WIFE, JUDY GAIL MAJOR,** 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. 34 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 10935, Page 421, Register's Office for Davidson County, Tennessee. The said NVR Fox Ridge, Inc. N/K/A Fox Ridge Homes, Inc.

1310 10/08 0101 03CHECK 507.63

This conveyance is made subject to:

Taxes for the year 1998 and subsequent, a lien which are 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 4025 Chasepoint Place, Joelton, TN 37080.

98 OCT -8 AM 10:28
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0497793

115646

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 2nd day of October, 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 2nd day of October 1998.

My commission expires 3/17/2002

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 11149 PAGE 338

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 134225.00
CON TX 496.63
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 507.63
CHECK 507.63
10/08/98 01 10:30 0001 1310

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0497793
IDENTIF. # REFERENCE

98 OCT -8 AM 10:28

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1356561