BOOK 11149 PAGE 351

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 129,775.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF October, 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.
Neal Trautman and Zona Olson, husband and wife 1505 Mount Mitchell Court Antioch, TN 37013	SAME	Map 135-14-A Parcel 238

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 **NEAL TRAUTMAN AND ZONA OLSON, husband and wife**, 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. 238 on the Plan of the Final Plat of Pinnacle Point Subdivision, Phase Five, of record in Book 8250, page 842, 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 Chickering Development Company, of record in Book 10860, Page 617, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1313 10/08 0101 03CHECK 491.17

Taxes for the year 1998 and subsequent, a lien which are due and payable.

All matters of record in Book 8250, page 842, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in instrument of record in Book 6405, page 169; Book 7032, page 730; Book 7065, page 959; Book 7067, page 739; and in Book 10097, page 390, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter of record in Book 7058, page 234, Register's Office for Davidson County, Tennessee.

Deed for Water and/or Sewer Distribution System of record in Book 7097, page 158, Register's Office for Davidson County, Tennessee.

Storm Water Retention Agreement of record in Book 10752, page 463, 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 1505 Mount Mitchell Court, Antioch, TN 37013.

98 OCT -8 AM 10:30
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
04977796

N50446

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 5th day of October, 19 98.

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 5th **day of** October **19** 98.

My commission expires 9-11-2001

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 _____

FOR _____

BOOK 11149 PAGE 353

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 129775.00
CON TX 480.17
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 491.17
CHECK 491.17

10/08/98 01 10:32 0001 1313

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0497796
IDENTIF. # REFERENCE

98 OCT -8 AM 10:30

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1356564