RE-RECORD BOOK 11176 PAGE 123 BOOK 11075 PAGE 704

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER AS $44,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF August, 1998.

Notary Public

My Commission Expires: 8/15/99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

047744
IDENTIF. & REFERENCE

98 AUG 20 PM 3:50
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

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.
Fox Ridge Homes 5115 Maryland Way, Suite 300 Brentwood TN. 37027	Same	63-16-O-B- 98(CO) 63-16-O-B-156(CO)

9973 08/20 0101 03CHECK 173.80

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in had paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **FR PROPERTIES, L.P., A TENNESSEE LIMITED PARTNERSHIP** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **FOX RIDGE HOMES, INC.,** A 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.

Land in Davidson County, Tennessee being Lots No. 157 & 238, on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Plat Book **all of record in the Register's Office for Davidson county, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to FR Properties, L.P., a Tennessee limited partnership by Deed from Barclays American Mortgage Corporation, a North Carolina corporation, of record in Book 9349, Page 536, Register's Office for Davidson County, Tennessee.

6900, pages 550, 551 and 552, and Certificate of Correction of record in Book 7462, page 445, and by Amendment to Change Name of record in Book 8181, page 112,
This conveyance is made subject to:

Plan of record in Plat Book 6900, Pages 550, 551, and 552, and Certificate of Correction of record in Book 7462, Pages 445, amended in Book 8110, Page 401, and by amendment to change Name of record in Book 8181, Page 112, said Register's Office.

Restrictive Covenants of record in Book 7351, Page 852, Book 7431, Page 204, Book 7451, Page 739, Book 8181, Page 112, Book 8336, Page 393, Register's Office for said County.

Easements of record in Book 2247, Page 75, Book 7460, Page 930, Book 7489, Page 515, Book 8007, Page 235, Book 8739, Page 991, Book 8657, Page 179, Book 8207, Page 276, & Book 8951, Page 797 Register's Office for said County.

Deeds as to "open space" and "flood plain", of record in Book 8207, Page 276, and Book 8951, Page 797, Register's Office for said County.

H.O.A. Charter of record in Book 8517, Page 762, Book 8833, Page 216, and Book 7431, Page 204, Register's Office for said County.

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: (X)
This is improved: ( ) property, known as Lots 157 & 238 Hampton Park, Old Hickory, Tennessee 37138

AJS 2160

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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 MY HAND day 17TH. of AUGUST, 1998.

FR Properties, L.P.

By: Alphonse H. Davis
Alphonse H. Davis, Vice-President

Attest: Anne H. McKnight
Anne H. McKnight, Vice-President

STATE OF TENNESSEE

COUNTY OF

On this 17TH. day of August, 1998, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Alphonse H. Davis and Anne H. McKnight , with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be partners and/or officers respectively of the FR Properties, L.P., the within named bargainer, and partnership, and that they as such partners and/ or officers, executed the foregoing instrument for the purpose theirin contained, by signing the name of the partnership by themselves as partners and/or officers.

WITNESS my hand and notarial seal this 17TH. day of August, 1998.

NOTARY PUBLIC

HENRY F. EAGLE, IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission expires: 6/5/02

0505445
IDENTIF. ↑ REFERENCE
RE-RECORD
98 OCT 29 PM 12:44
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

9433 10/29 0101 03CHECK 10.00