WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF OCTOBER, 1998

_____
Notary Public

My Commission Expires: 8-8-02
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, L.L.C., 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, Inc., a Tennessee corporation 5115 Maryland Way, Suite 300 Brentwood, TN 37027	Same	75-12B-8 (64) 75-12B-13 (69)

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, **Larry Powell Builders, Inc.** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Fox Ridge Homes, Inc., a Tennessee corporation**, hereinafter called Grantee, their heirs and 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. 64 and 69 on the Plan of Brookside, Phase I and A portion of Phase II, Section I, of record in Plat Book 9700, page 397, Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Larry Powell Builders, Inc. by deed from Charles W. Meador and wife, Cecilia D. Meador, of recorded in Book 10149, page 877, and also being a portion of the same property conveyed to Larry Powell Builders, Inc. by deed from Mildred Lucile Tune, a widow, of record in Book 10178, page 382, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Utility Easement of record in Book 5609, page 627.

Taxes for the year 1998, and subsequent years, a lien which is now due and payable.

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 64 and 69, Brookside, Hermitage, TN. 37076

98 NOV -5 PM 2:03
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0509037
IDENTIF. # REFERENCE

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 29TH. day of OCTOBER, 1998.

Larry Powell Builder, Inc.

BY: Larry Powell, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 29TH. day of OCTOBER, 1998, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came **Larry Powell**, who, being by me duly sworn, says that he is the President of **Larry Powell Builders, Inc.**; that he signed and sealed said instrument on behalf of said **Larry Powell builders, Inc.** by its authority duly given, and the said **President**, acknowledged said instrument to be the act and deed of said **Larry Powell Builders, Inc.**. and the corporate seal was hereby affixed.

WITNESS my hand and notarial seal this 29TH. day of OCTOBER, 1998.

NOTARY PUBLIC

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

My Commission expires: 8-5-02

3268 11/05 0101 03CHECK 207.10

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11192 PAGE 123

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 53000.00
				CON TX 196.10
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 207.10
				CHECK 207.10
			11/05/98 01	14:03 0001 3268

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0509037
IDENTIF. ↑ REFERENCE

98 NOV -5 PM 2:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1368402