BOOK 11203 PAGE 401

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,400.00

Kimberly B. Bruce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF November, 19 98

Delaina D. Davis
Notary Public

My Commission Expires: 5/11/02
(AFFIX SEAL)

OFFICIAL SEAL
DELAINA D. DAVIS
NOTARY PUBLIC - STATE OF TENNESSEE
WILSON COUNTY
My Comm. Expires

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.
Julio Cesar Aponte and Tumeko Jean Aponte 208 Chandler Pass Hermitage, TN 37076	Guaranty Trust Co. P O Box 1218 Murfreesboro, TN 37133-1218	Map 86-3-A Parcel 31

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 **JULIO CESAR APONTE AND WIFE, TUMEKO JEAN APONTE**, 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. 31 on the Plan of Summit Run, Phase Two, of record in Book 9700, page 660, 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 Summit Run, LLC, of record in Book 10977, Page 683, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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

All matters as shown on plat of record in Book 9700, page 660, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10326, page 683, and Book 10378, page 251, Register's Office for Davidson County, Tennessee.

Easement of record in Book 7325, page 994, said Register's Office.

All matters as shown on plats of record in Book 5200, page 776; and Book 8250, page 524, 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 208 Chandler Pass, Hermitage, TN 37076

05120B0
IDENTIF. ↑ REFERENCE

98 NOV 13 AM 9:03
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 11th day of November, 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 11th **day of** November **19**98.

My commission expires 10/1/2002

Notary Public
LARGE

NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

6499 11/13 0101 03CHECK 530.48

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

RECEIVED OF _____

FOR _____

BOOK 11203 PAGE 403

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 40400.00~~
				ERR CO
				CAMT 40400.00-
				CAMT 140400.00
				CON TX 519.48
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 530.48
				CHECK 530.48

11/13/98 01 09:03 0001 6499

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/2080
IDENTIF. ↑ REFERENCE

98 NOV 13 AM 9:23
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1371601