BOOK 11237 PAGE 171

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 1998.

Notary Public

My Commission Expires: 3/1/[illegible]
(AFFIX SEAL)

KAREN H. MALONEY 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.
Fox Ridge Homes, Inc. 5115 Maryland Way Ste. 300 Brentwood, Tn. 37027	Fox Ridge Homes, INC. 5115 Maryland Way Brentwood, TN 37027	P/O MAP 85-12-O-A Parcels 8 & 23

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, **SOUTHEASTERN BUILDING CORPORATION,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **FOX RIDGE , INC.,** 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.

Lots 5 & 17 on the Plat of River's Edge, Section Two, Jackson Downs Phase Two, of Record in Book 9700, Page 414, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Southeastern Building Corporation by deed from Matthews Partners, INC. Of record in Book 10497, Page 365, Register's Office for Davidson County.

This conveyance is made subject to:

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

Restrictive covenants contained in an instrument of record in Book 9280, page 334 said Register's Office for Davidson County, Tennessee.

Plan of Record in Plat Book 9700, page 414, said Register's office, 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: (X)
This is improved: ( ) property, known as Lots 10 & 25, Rivers Edge @ Jackson Downs

0520835
IDENTIF. ↑ REFERENCE

98 DEC -4 AM 10:34
[illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

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 30th day of November, 1998

By: _____
David Lucky
President

STATE OF TENNESSEE

COUNTY OF Williamson

On this 30th **day of** November **, 1998, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came** David Lucky **, who, being by me duly sworn, says that he is** President **of SOUTHEASTERN BUILDING CORPORATION; that he signed and sealed said instrument on behalf of said SOUTHEASTERN BUILDING CORPORATION, by its authority duly given, and the said David Lucky , acknowledged said instrument to be the act and deed of said SOUTHEASTERN BUILDING CORPORATION, Inc., and the corporate seal was hereby affixed.**

WITNESS my hand and notarial seal this 30th **day of** November **, 1998.**

ANDREW H. MALONE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission expires: 8/17/2002

5792 12/04 0101 03CHECK 241.51

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

RECEIVED OF _____

FOR _____

BOOK 11237 PAGE 173

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 62300.00
				CON TX 230.51
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 241.51
				CHECK 241.51
			12/04/98 01	10:35 0001 5792

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0520835
IDENTIF. ✦ REFERENCE

98 DEC -4 AM 10:34
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 138079