BOOK 11252 PAGE 987

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,500.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 32 DAY OF

Notary Public

My Commission Expires
(AFFIX SEAL)

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

0782 12/15 0101 03CHECK 109.05

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-3

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 Lot No. 3 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.

Restrictive Covenants of record in Book 10444, Page 213, and Book 11103, Page 156.

Subject to H.O.A. Charter of Record in Book 10451, Page 506.

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 Lot 3, Brookside, Hermitage, TN 37076

MAIL ENV.

98 DEC 15 AM 10:17
REGISTER
DAVIDSON COUNTY, TN.

0525489
IDENTIF. & REFERENCE

N30822

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 3 day of December, 1998.

Larry Powell Builder, Inc.

BY: _____
Larry Powell, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 3 day of December, 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 3 day of December, 1998.

_____
NOTARY PUBLIC

My Commission expires: 2/15/99

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11252 PAGE 989

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

CAMT	26500.00
CON TX	98.05
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	109.05
CHECK	109.05

12/15/98 01 10:17 0001 0782

0525489
IDENTIF. & REFERENCE

98 DEC 15 AM 10:17
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1400244