THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Fox Ridge Homes, Inc. 5115 Maryland Way, Suite 300 Brentwood, TN 37027	Same as New Owner	Map 22-2 Parcel 28 and Map 22-2 Parcel 31

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CHASE POINTE PROPERTIES, LLC, a Tennessee limited liability company, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto FOX RIDGE HOMES, INC., a Tennessee corporation, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots Nos. 49 and 52 on the Plan of Chase Pointe, Section Two, of record in Book 9700 at page 301, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

GRANTOR further conveys to GRANTEE, its successors or assigns, for each lot above described, a 1/55th interest in the common areas of Chase Pointe, all sections, including but not limited to the two lights at the entrance way, the stone walls at the entrance way, the berm on Union Hill Road and all surrounding areas.

BEING a part of the same property conveyed to Chase Pointe Properties, LLC by deed from Billy W. Spain and wife, Shelby Jean Spain, of record in Book 9950, page 594, Register's Office for Davidson County, Tennessee.

The foregoing description was prepared from a survey dated November 2, 1995, by Roger H. Fuqua, Ragan-Smith-Associates, Inc., Registered Land Surveyor, No. 502.

This is unimproved property located in Joelton, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever.

And the GRANTOR does covenant with the said GRANTEE that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1999, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to minimum building setback lines determined by zoning regulations.

3. Subject to Restrictive Covenants for Chase Pointe (All Sections) of record in Book 9948, page 904, and as amended in Book 10604, page 147, Register's Office for Davidson County, Tennessee.

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

4. Subject to public utility and drainage easements and all other matters for said lot as shown on the plans of record in Book 9700, page 301, Register's Office for Davidson County, Tennessee.

And the GRANTOR does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 13th day of January, 1999.

"GRANTORS"

CHASE POINTE PROPERTIES, L.L.C.
a Tennessee Limited Liability Company

BY: _____
SHELBY JEAN SPAIN, Chief Manager

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared SHELBY JEAN SPAIN, with whom I am personally acquainted and who acknowledged herself to be the Chief Manager of CHASE POINTE PROPERTIES, L.L.C., a Tennessee Limited Liability Company, the bargainor, and as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of CHASE POINTE PROPERTIES, L.L.C. by herself as Chief Manager.

WITNESS my hand and official seal, this the 13th day of January, 1999.

_____
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $40,600.00.

_____
Affiant

Sworn to and subscribed before me, this the 13th day of January, 1999.

_____
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

053 7375
IDENTIF. ← REFERENCE

99 JAN 15 AM 10:53

3400 01/15 0101 03CHECK 161.22

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11299 PAGE 270

053737S

IDENTIF. ↑ REFERENCE

99 JAN 15 AM 10:51

CAMT	40600.00
CON TX	150.22
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	161.22
CHECK	161.22

01/15/99 01 10:51 0001 3400

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1412838