WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, ~~FOR THIS TRANSFER~~ IS $56,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
21st DAY OF January, 1998

Notary Public

My Commission Expires:
(AFFIX SEAL)

TRICIA L. NIEMI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2002

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	MAP 85-12-A-11 (LOT 13) MAP 85-12-A-14 (LOT 16)

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 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.

Lots 13 & 16 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 1999 and subsequent years, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 9280, page 334, as Amended in Book 11098, Page 1, said Register's Office for Davidson County, Tennessee.

Plan of Record in 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 13 & 16, Rivers Edge @ Jackson Downs**

05411441
IDENTIF. & REFERENCE
99 JAN 27 AM 10:19
WILL GARNER REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.
7774 01/27 0101 03CHECK 218.20

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 21 day of January, 1999.

By: _____
David ~~Lucky~~
President Luckey

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

STATE OF TENNESSEE

COUNTY OF

On this 21 day of January, 1999, 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.

↳ DAVID Luckey

WITNESS my hand and notarial seal this 21 day of January 1999.

_____
NOTARY PUBLIC

My Commission Expires:
March 5, 2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11313 PAGE 330

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	56000.00
CON TX	207.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	218.20
CHECK	218.20

01/27/99 01 10:17 0001 7774

05411441

IDENTIF. 4 REFERENCE

99 JAN 27 AM 10:19

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1417171