WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 1999

Notary Public

My Commission Expires:
(AFFIX SEAL)

PATRICIA L. NIEMI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN 28 2

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

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	Map 75-12-B Parcels 1, 35 & 37

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.

TRACT NO. 1:
Land in Davidson County, Tennessee being Lot No. 1 on the Plan of Brookside, Phase I and A portion of Phase II, Section I, of record in Book 9700, page 397, Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete description thereof.

TRACT NO. 2:
Land in Davidson County, Tennessee being Lot Nos. 77 and 79, on the Plan of Brookside, Phase 2, Section II, of record in Book 9700, page 398, 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:

Taxes for the year 1999, and subsequent years, a lien which is not due and payable.

Subject to all matters of record in Book 9700, pages 397 and 398, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 10444, Page 213, and Book 11103, Page 156, Register's Office for Davidson County, Tennessee.

Utility Easement of record in Book 5609, page 627, Register's Office for Davidson County, Tennessee.

Subject to H.O.A. Charter of Record in Book 10451, Page 506, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 9700, pages 350 and 362, 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: (X)
This is improved: ( ) property, known as Lots 1, 77 and 79, Brookside, Hermitage, TN. 37076

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 25th day of January, 1999.

Larry Powell Builder, Inc.

BY: _____
Larry Powell, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 25th day of January, 1999, 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 25th day of January, 1999.

_____
NOTARY PUBLIC

My Commission expires:

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

My Commission Expires JAN. 26, 2002

054 | 442

IDENTIF. & REFERENCE

99 JAN 27 AM 10:20

BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

7775 01/27 0101 03CHECK 305.15

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11313 PAGE 333

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	79500.00
CON TX	294.15
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	305.15
CHECK	305.15

01/27/99 01 10:19 0001 7775

05411442

IDENTIF. ↑ REFERENCE

99 JAN 27 AM 10:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1417172