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BOOK 11328 PAGE 956

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,925.00

Annie Balne Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 19 99

Leon Sharber
Notary Public

My Commission Expires: 3-27-01
(AFFIX SEAL)

LEON SHARBER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

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.
ANNIE B. DAVIS, a single person 2357 Benay Road Nashville, TN 37214	Guaranty Trust Company P. O. Box 1218 Murfreesboro, TN 37133-1218	Map 52-13-B Parcel 107

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, **FOX RIDGE HOMES, INC.,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **ANNIE B. DAVIS, a single person**, hereinafter called Grantee, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Being Lot No. 145 of the First Revision of the Condominium Site Plan of River Glen, a Planned United Development, Phase IV, Section 1, Book 9700, page 283, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Fox Ridge Homes, Inc., by special warranty deed from Julius Doochin, of record in Book 10753, Page 358, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 1999 and subsequent, a lien which are not yet due and payable.

All matters of record in Book 9700, page 283, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in Book 7566, page 571; Book 6762, page 208; and in Book 10630, page 504, Register's Office for Davidson County, Tennessee.

Easements of record in Book 7061, page 196, and in Book 7061, page 172, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter of record in Book 8069, page 158, 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: ( )
This is improved: (X) property, known as 2357 Benay Road, Nashville, TN 37214.

0545601
...ILL, A REFERENCE

99FEB-5 AM 8:34
...ELL REGISTER
...SON COUNTY, TN.

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 OUR HANDS this 29th day of January, 1999

Fox Ridge Homes,. Inc.

By: Alphonse H. Davis, CEO

Attest: Deborah P. Buford, Vice-President

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Alphonse H. Davis and Deborah P. Buford with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the CEO and Vice-President respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that they as such CEO and Vice-President being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the said Alphonse H. Davis as such CEO, and attesting the same by the said Deborah P. Buford as such Vice-President.

Witness my hand and official seal at office in Davidson County, Tennessee on this the 29TH day of JANUARY 1999.

My commission expires

JUDY BRAVAL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires September 18, 1999

Notary Public

11BK/ 02/05 0101 03CHECK 325.25

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11328 PAGE 953

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

05456011 CROSS REFERENCE

99FEB-5 AM 8:34

RECEIVED FOR REGISTER
DAVIDSON COUNTY, TN.

CASH	84905.00
CON TX	314.22
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	325.22
CHECK	325.22

02/05/99 01 08:33 0001 2187

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1421509