WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,305.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH. DAY OF FEBRUARY, 1999.

Notary Public

My Commission Expires: 8-5-02
(AFFIX SEAL)

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG. 5 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.
Laxmikant P. Ghodasara, married 753 Cedar Crest Drive Nashville, TN 37209	NVR Mortgage Finance, Inc. P.O. Box 999 Pittsburgh, PA 15230	Map 114-8-B Parcel 29

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 **LAXMIKANT P. GHODASARA, married**, 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. 29 of Cedar Crest Subdivision, Phase II, of record in Book 9700, page 37, 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 Joe Gower and wife, Joy Gower, of record in Book 10886, Page 890, 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.

Subject to all matters shown on the Plan of record in Book 9700, page 37, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions for Cedar Crest, of record in Book 7213, page 973; in Book 8424, page 405; as amended in Book 10086, page 772; and amended in Book 10174, page 199, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 8424, page 180, and By-Laws of record in Book 8480, page 693, 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 753 Cedar Crest Drive, Nashville, TN 37209.

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

NS0962

4696 02/11 0101 03CHECK 633.73

MAIL ENV.

RECORDED
99 FEB 11 AM 9:24
RICHARD H. GARRETT REGISTER
DAVIDSON COUNTY, TN.

0547908
IDENTIF. & REFERENCE

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 9TH. day of FEBRUARY, 1999.

Fox Ridge Homes, Inc.

By: Alphonse H. Davis
Alphonse H. Davis, CEO

Attest: Deborah P. Buford
Deborah P. Buford, Vice-President

STATE OF TENNESSEE

COUNTY OF Williamson

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 at Franklin, Tennessee, on this the 9TH. day of FEBRUARY 1999.

My commission expires 8-5-02

Notary Public

HENRY E. RAGLE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires AUG. 5, 2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 11336 PAGE 981

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

0547908
IDENTIF. ↑ REFERENCE

99FEB 11 AM 9:24

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT
168305.00
CON TX 622.73
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 633.73
CHECK 633.73

02/11/99 01 09:24 0001 4696

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1423976