Lehman Box 52

BK 1798 PG 574

BOOK 11355 PG. 165

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,850.00

Patricia L Davenport
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February, 1999

Brenda L Bohman
Notary Public

My Commission Expires: 3/6/99
(AFFIX SEAL)

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.
PATRICIA L. DAVENPORT, a single person 2941 Riverbend Drive Nashville, TN 37214	Sunshine Mortgage P.O. Box 9274 Marietta, GA 30065	Map 62-20-A Parcel 235

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., A/K/A NVR FOX RIDGE, INC.** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **PATRICIA L. DAVENPORT, 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. 227 on the Final Plat of River Trace Estates, Phase I, Section 4 and 5, of record in Plat Book 9700, page 409, 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 NVR Fox Ridge, Inc., by special warranty deed from Fox Ridge Homes, Inc., of record in Book 10666, Page 317, Register's Office for Davidson County, Tennessee. The said NVR Fox Ridge, Inc. N/K/A Fox Ridge Homes, Inc.

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 409, Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 6851, page 370; in Book 6851, page 390; and in Book 6982, page 747, Register's Office for Davidson County, Tennessee.

River Trace Homeowners Association Charter of record in Book 6851, page 363, Register's Office for Davidson County, Tennessee.

Open-Space easement deed to Homeowners Association of record in Book 7907, page 168, Register's Office for Davidson County, Tennessee.

Easements of record in Book 1163, page 341; in Book 2022, page 83; and in Book 3959, page 595, 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 2941 Riverbend Drive, Nashville, TN 37214.

99 FEB 25 AM 9:12
RECEIVED FOR RECORD
REGISTER
DAVIDSON COUNTY, TN.

05531115
IDENTIFICATION 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 5th 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 5th day of February 1999.

My commission expires 10/01/02

Ashley Brooke Greene
Notary Public

ASHLEY BROOKE GREENE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

State of Tennessee, County of WILLIAMSON
Received for record the 10 day of
FEBRUARY 1999 at 8:51 AM. (REC# 308338)
Recorded in official records
Book 1798 Pages 574- 575
Notebook 61 Page 319
State Tax $ 380.73 Clerks Fee $ 1.00,
Recording $ 10.00, Total $ 391.73,
Register of Deeds SADIE WADE
Deputy Register BRENDA KING