Dav. Co. File Box 14-A
jtc File 12700-1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 19 99

Notary Public

My Commission Expires: 5/27/01
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

BOOK 11390 PG. 598

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.
FRANK DAVIS CONSTRUCTION CO., INC. 3523 Blue Creek Road Lynnville, TN 38472	SAME	Map 156-1-C Parcels 13 and 49

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 **FRANK DAVIS CONSTRUCTION CO., INC.**, 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 Nos. 13 and 49 on the plan of the Subdivision of East Colony at Riverbend of record in Book 7900, page 733, 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 East Colony at Riverbend, of record in Book 10196, Page 893, 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 as shown on plat of record in Book 7900, page 733, Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 5354, page 765; Book 5403, page 5; Book 6851, page 370 ; Book 6982, page 747 and Book 7199, page 119, Register's Office for Davidson County, Tennessee.

Easements of record in Book 2002, page 83; Book 3959, page 595 and Book 1163, page 342, Register's Office for Davidson County, Tennessee.

Charter of Homeowners Association of record in Book 6851, page 363 and a Deed for Open Space to Homeowners Association of record in Book 7907, page 116, 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 Lots 13 and 49, East Colony, Davidson 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 17th day of March, 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

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 17th day of March 1999.

My commission expires June 19, 2000

Sheryl L. Alexander
Notary Public

NOTARY PUBLIC LARG STATE OF TE

0562902

IDENTIF. # REFERENCE

99 MAR 18 PM 1:40

H.L. HARGROVE, REGISTER
DAVIDSON COUNTY, TN.

0485 03/18 0101 03CHECK 271.40

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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

BOOK 11390 PG. 600

05 62902

IDEN. TIF. & REFERENCE

99 MAR 18 PM 1:40

REGISTER
DAVIDSON COUNTY, TN.

CAMT	70400.00
CON TX	260.48
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	271.48
CHECK	271.48

03/18/99 01 13:39 0001 0485

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1439597