WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

KELLY J. CAMPBELL NOTARY PUBLIC Affiant

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

Notary Public

My Commission Expires: My Commission Expires JULY 27, 2002

(AFFIANT)

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.
FOX RIDGE HOMES, INC. Lot 191, Riverside, Phase 4B Davidson County, TN	SAME	Map 142-13-B Parcel 23

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, **ROCHFORD REALTY & CONSTRUCTION CO.**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **FOX RIDGE HOMES, 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 No. 191 on the plan of the Final Plat of Riverside, Phase 4B, of record in Book 9700, page 750, 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 Rochford Realty & Construction Co., by special warranty deed from Frank H. Carter and wife, Dolores; Charles C. Handly, Jr., and Mary Handly Beard, of record in Book 7103, Page 48, 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 750, Register's Office for Davidson County, Tennessee.

Declaration of covenants, conditions and restrictions of record in Book 7185, page 619; Book 7405, page 780; Book 7405, page 780; Book 7803, page 642; and in Book 11063, page 996, Register's Office for Davidson County, Tennessee.

Waterline Easements of record in Book 6970, pages 275 and 281, Register's Office for Davidson County, Tennessee.

Easement of Public Utilities of record in Book 6970, page 278, Register's Office for Davidson County, Tennessee.

Easements contained in instrument of record in Book 7103, page 48 and in Book 7215, page 899, Register's Office for Davidson County, Tennessee.

All matters contained in subdivision Boundary plat of record Book 6900, page 490, Register's Office for Davidson County, Tennessee.

Easement for Metropolitan Government of Nashville of record in Book 6972, page 45, 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 Lot 191, Riverside, Phase 4B, Davidson County, TN.

N51109

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 5 day of APRIL, 1999

ROCHFORD REALTY & ~~CONSTRUCTION~~ CO.

BY: _____

Its: PRES

STATE OF TENNESSEE

COUNTY OF Williamson

On this 5 day of APRIL, 1999, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came JOHN ROCHFORD, who, being by me duly sworn, says that he is PRESIDENT of Rochford Realty & Construction Co.; that he signed and sealed said instrument on behalf of said Rochford Realty & Construction Co., by its authority duly given, and the said PRESIDENT acknowledged said instrument to be the act and deed of said Rochford Realty & Construction Co., and the corporate seal was hereby affixed.

WITNESS my hand and notarial seal this 5 day of APRIL, 1999.

KELLY J. CAMPBELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 27, 2002

Kelly J Campbell
NOTARY PUBLIC

My Commission expires: _____

05725519

99 APR -9 PM 2:32

ANF MMM

0680 04/09 0101 03CHECK 159.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11426 PG. 247

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

0572519

IDENTIFICATION REFERENCE

99 APR -9 PM 2:32

REGISTER
DAVIDSON COUNTY, TN.

CAMT	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	159.00
CHECK	159.00

04/09/99 01 14:34 0001 0680

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1449674