BOOK 11473 PG. 640

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,900.00

Raymond Dodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 1999

William S. Carman
Notary Public

My Commission Expires: 12-23-2001
(AFFIX SEAL)

WILLIAM S. CARMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

**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. |
|---|---|---|
| Raymond L. Dodson, unmarried<br>716 Woodcraft Drive<br>Nashville, TN 37214 | NVR Mortgage Finance, Inc.<br>P.O. Box 999<br>Pittsburgh, PA 15230 | Map 108-15-A<br>Parcel 13 |

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 **RAYMOND L. DODSON, UNMARRIED,** 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. 13 on the plan of Percy Priest Woods Subdivision (Revision of Cheswicke Park P.U.D.) of record in Book 9700, page 384, 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 Robert H. Braswell and Will V. Braswell, of record in Book 10916, Page 516, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: -$43 TAX (.11% CERT) 419.23

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

Subject to all matters as shown on plan of record in Book 9700, page 384, Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in instrument of record in Book 5984, page 265; Book 6020, page 270; Book 6097, page 11; Book 6132, page 221; Book 6353, page 307; Book 6560, page 667; Book 10420, page 228; and in Book 11044, page 988, Register's Office for Davidson County, Tennessee.

Easements of record in Book 6147, page 893; Book 6147, page 885; Book 6071, page 491 and Book 6071, page 482, Register's Office for Davidson County, Tennessee.

Deeds to Metro Airport Authority of record in Book 10099, page 611 and Book 10101, page 613, 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 716 Woodcraft Drive, Nashville, TN 37214.

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

NS 1351

MAIL ENV. (DEED BK/PG REFERENCE)

05855546

99 MAY 11 PM 2:00

ALL TAXES PAID
REGISTER
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 MY HAND 30th day of April, 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 Notary Public in and for the County and State aforesaid, personally came 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 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 notarial seal at my office at Franklin, Tennessee, this 30th day of April, 1999.**

ANDREW H. MALONE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

**NOTARY PUBLIC**

**My Commission expires:** 3/17/2002

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11473 PG. 642

| | | |
|---|---|---|
| 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 |

0585546

IDENTIFICATION REFERENCE

99 MAY 11 PM 2:00

ILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAPIT
107900.00
CON TX 399.23
PRFEE 1.00
MORED 8.00
CFEE 2.00
TOTAL 410.23
CHECK 410.23

05/11/99 01 14:03 0001 4543

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1459195