Box 2

BOOK 11473 PG. 891

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 621,060.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAWN D. HASE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
My Commission Expires 6/12/2002

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FOX RIDGE HOMES, INC. (NAME)	Same (NAME)	MAP 181-3
5115 Maryland Way #300 (ADDRESS)	(ADDRESS)	GROUP A
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCELS 19,45,46,47 48,49,50,51 52,53,54,55 80,82,83,85 86,87,88,89,90 91,92

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GREGORY S. PERRONE, TRUSTEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FOX RIDGE HOMES, INC.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Lot Nos. 19, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55,80, 82, 83, 85, 86, 87, 88, 89, 90, 91, 92 on the Plan of Section Two, Indian Creek Estates, of record in Book 9700, Pages 558 & 559, Register's Office for Davidson County, Tn, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Gregory S. Perrone, Trustee, with full power to transfer, convey, lease, mortgage or otherwise encumber without joinders of any beneficiary by deed from Benedict Mario and wife, Catherine M. Mario of record in Book 10165, Page 735, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 9700, page 558 & 559; restrictions of record in Book 10752, page 553; By-Laws in Book 11033, Page 509; Easement in Book 6549, Page 403; Easement in Book 10729, Page 380; Dedication of Common Areas in Book 11033, Page 519; Application for Greenbelt Assessment-Forest in Book 8955, Page 509; Charter in Book 11031, Page 79; all of record in the Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as 23 LOTS IN INDIAN CREEK EST. ANTIOCH, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 persons 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 this 6th day of May 19 99

GREGORY S. PERRONE, TRUSTEE

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

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 11473 PG. 892

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GREGORY S. PERRONE, TRUSTEE

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 6th day of May 19 99.

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

WARRANTY DEED

FROM

GREGORY S. PERRONE, TRUSTEE

TO

FOX RIDGE HOMES, INC.

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

99 MAY 11 PM 2:39
FILED FOR RECORD
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

058652

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11473 PG. 893

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

0585652

IDENTIF. & REFERENCE

99 MAY 11 PM 2:39

REGISTER
DAVIDSON COUNTY, TN.

CAMT
621000.00
CON TX 2297.70
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 2308.70
CHECK 2308.70

05/11/99 01 14:43 0001 4649

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1459301