WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11 DAY OF MAY, 1999

Notary Public

My Commission Expires: My Commission Expires JULY 27, 2002

(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.
Laura S. Drake, unmarried 728 Woodcraft Drive Nashville, TN 37214	NVR Mortgage Finance, Inc. P.O. Box 999 Pittsburgh, PA 15230	Map 108-15-A Parcel 16

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 **LAURA S. DRAKE, 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. 16 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 Will V. Braswell and Robert N. Braswell, of record in Book 10784, Page 906, 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 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 728 Woodcraft Drive, Nashville, TN 37214.

N51418

MAIL EN!

05888963
IDENTIFICATION REFERENCE

99 MAY 20 AM 8:36
BILL BRADWELL 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 11th day of May, 1999.

Fox Ridge Homes, Inc.

BY: Alphonse H. Davis, CEO

Attest: 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 11th day of May, 1999.

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission expires: 3/17/2002

09-98-0104 03/30/99 03:38PM 484.60

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11486 PG. 187

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

0588963

IDENTIFICATION REFERENCE

99 MAY 20 AM 8:35

BILL GARRETT-REGISTER
DAVIDSON COUNTY, TN.

AMT	
	108000.00
CON TX	473.60
PRFEE	1.00
MBEED	8.00
CFEE	2.00
TOTAL	484.60
CHECK	484.60

05/20/99 (1) 08:40 0001 B163

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1462774