WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 19 99

Notary Public

My Commission Expires: 3-11-2001
(AFFIX SEAL)

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.
Lorraine Jean Boyd 1517 Mount Mitchell Court Antioch, TN 37013	First Union Mortgage Corporation 1410 Commonwealth Drive Wilmington, DE 28403	135-14-0-A 230.00

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 **LORRAINE JEAN BOYD, 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.

Land in Davidson County, Tennessee, being Lot No. 241 on the Plan of the Final Plat of Pinnacle Point Subdivision, Phase Five, as shown on plat of record in Plat Book 8250, page 842, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Fox Ridge Homes, Inc., by warranty deed from Chickering Development Company, of record in Book 11288, Page 157, 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 restrictive covenants of record in Book 6405, page 169, Book 7032, page 730, Book 7065, page 959, Book 7067, page 739 and Book 10097, page 390, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Plat Book 8250, page 842, said Register's Office.

Subject to deeds of covenants for Water/Sewer Distribution of record in Book 7097, page 158, Book 11201, page 733 and Book 11201, page 757, said Register's Office.

Subject to H.O.A. Charter of record in Book 7058, page 234, said Register's Office.

Subject to Storm water detention agreement of record in Book 10752, page 463, said Register's Office.

Subject to easements of record in Book 6250, pages 92, 93 and 94, said Register's Office.

Subject to amendment to plat of record in Book 11114, page 958, said Register's Office.

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 1517 Mount Mitchell Court, Antioch, TN 37013.

NS1368

MAIL TAX ENV. IDENTIF. & REFERENCE 05888965

99 MAY 20 AM 8:37
BILL BARRETT 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 14TH. day of MAY, 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 14TH. day of MAY, 1999.

NOTARY PUBLIC

My Commission expires: 8-5-02

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

AUG 05 2002 0101 02/20/2002 08:50:00AM 46.00
MARTHA M. HOSKINS, REGISTER

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11486 PG. 202

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

05888965

IDENTIFICATION REFERENCE

99 MAY 20 AM 8:37

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	109200.00
	[illegible]
	109200.00-
	109200.00
	475.04
PRFEE	1.00
	8.00
CFEE	2.00
TOTAL	486.04
	[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK [illegible]

No. 1462776