# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $568,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20 DAY OF MAY, 19 99

Notary Public

My Commission Expires JULY 27, 2002
(AFFIX SEAL)

KELLY J. CAMPBELL NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

**SETTLEMENT SERVICES OF TENNESSEE, L.L.C., 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.<br>5115 Maryland Way, Suite 300<br>Brentwood, TN 37027 | Same | PART OF MAP 172<br>PARCEL 79 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in had paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **HIGHLANDS OF BRENTWOOD, LLC,** 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 and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Being Lot Nos. 1 and 4 on the plan of Phase One, Highlands of Brentwood (formerly Brentwood Highlands), of record in Book 9700, page 773, revised 9700, page 857, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Highlands of Brentwood, LLC, by deed from Almo Properties LLC, of record in Book 11189, page 612, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

All matters of record in Book 9700, page 773, as revised in Book 9700, page 857, Register's Office for Davidson County, Tennessee.

Restrictive covenants and declaration of covenants, conditions and restrictions of record in Book 11189, page 612, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer/Storm Drainage of record in Book 7461, page 773, Register's Office for Davidson County, Tennessee.

Easement for Ingress and Egress of record in Book 11189, page 612, 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: ( X )
This is improved: ( ) property, known as Lots 1 and 4, Highlands of Brentwood, TN 37027.

MAIL ENV.

05915587

IDENTIFICATION REFERENCE

99 MAY 26 PM 1:06

ELLA HARRIS REGISTER
DAVIDSON COUNTY, TN.

0573 05/26 0101 03CHECK 251.50

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_____ day of _____, 1999.

Highlands of Brentwood, LLC

BY:_____
G. ALLEN PATTON; IT'S CHIEF MANAGER

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this _____ day of _____, 1999, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came **G. Allen Patton**, who, being by me duly sworn, says that he is the **Chief Manager** of **Highlands of Brentwood, LLC**; that he signed and sealed said instrument on behalf of said **Highlands of Brentwood, LLC,** by its authority duly given, and the said **Chief Manager** acknowledged said instrument to be the act and deed of said **Highlands of Brentwood, LLC,** and the corporate seal was hereby affixed.

WITNESS my hand and notarial seal this 20 day of MAY, 1999.

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission expires: My Commission Expires JULY 27, 2002

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11495 PG. 13

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

0591587

IDENTIFICATION/REFERENCE

99 MAY 26 PM 1:06

REGISTER
DAVIDSON CO. TN.

| | |
|---|---|
| CAMT | 65000.00 |
| CON TX | 240.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 251.50 |
| CHECK | 251.50 |

05/26/99 01 13:09 0001 0973

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

**No.** 1465551