WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $90,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21 DAY OF MAY 1998

Notary Public

My Commission Expires
(AFFIX SEAL)

KEITH L. CRAFTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 27, 2002

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
Fox Ridge Homes, Inc.
5115 Maryland Way Ste. 300
Brentwood, Tn. 37027

Send Tax Bills To:
Fox Ridge Homes, INC.
5115 Maryland Way
Brentwood, TN 37027

Map Parcel No.
MAP 85-12-O-A
Parcels 4, 13, 28

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, **SOUTHEASTERN BUILDING CORPORATION,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **FOX RIDGE , 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.

Lots 6, 15 & 30 on the Plat of River's Edge, Section Two, Jackson Downs Phase Two, of Record in Book 9700, Page 414, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Southeastern Building Corporation by deed from Matthews Partners, INC. Of record in Book 10497, Page 365, Register's Office for Davidson County.

This conveyance is made subject to:

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

Restrictive covenants contained in an instrument of record in Book 9280, page 334, amended in Book 11098, page 1, and Book 11098, page 21, said Register's Office for Davidson County, Tennessee.

Plan of Record in Plat Book 9700, page 414, said Register's Office, Davidson County, Tennessee.

Plan of Record in Book 8250, page 922, said Register's Office, Davidson County, Tennessee.

Easement of Record recorded in Book 9857, page 77, said Register's Office, Davidson County, Tennessee.

Boundary Plat of Record in Book 7900, page 77, said Register's Office, 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 6, 15, & 30, Rivers Edge @ Jackson Downs

0674 05/26 0101 03CHECK 345.11

99 MAY 26 PM 1:07

LL REGISTER
DAVIDSON COUNTY, TN.

05915588

RECEIVED FOR REFERENCE

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 24 day of May, 1999.

By:
David Lucky
President

STATE OF TENNESSEE

COUNTY OF

On this _____ day of _____, 1999, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came **David Lucky**, who, being by me duly sworn, says that he is **President** of **SOUTHEASTERN BUILDING CORPORATION**; that he signed and sealed said instrument on behalf of said **SOUTHEASTERN BUILDING CORPORATION**, by its authority duly given, and the said **David Lucky**. acknowledged said instrument to be the act and deed of said **SOUTHEASTERN BUILDING CORPORATION**, Inc., and the corporate seal was hereby affixed.

WITNESS my hand and notarial seal this 24 day of, May 1999.

Patsy A. Litchford
NOTARY PUBLIC

My Commission expires: 7-22-2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11495 PG. 16

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

0591588

IDENTIFICATION REFERENCE

99 MAY 26 PM 1:07

REGISTER
DAVIDSON COUNTY, TN.

CAMT	90300.00
CON TX	334.11
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	345.11
CHECK	345.11

05/26/99 01 13:10 0001 0974

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1465552