BOOK 11524 PG. 18

WARRANTY DEED

STATE OF TENNESSEE -
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,797.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF May, 1999

Notary Public

My Commission Expires: 8-5-02
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires AUG 5 20

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.
James A. Simmons and Robin L. Simmons 3285 River Walk Drive Nashville, TN 37214	NVR Mortgage Finance, Inc. P.O. Box 999 Pittsburgh, PA 15230	Map 85-12-A Parcel 24

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 **JAMES A. SIMMONS AND ROBIN L. SIMMONS, HUSBAND AND WIFE,** 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. 26 on the plan of River's Edge, Section Two, Jackson Downs, Phase Two, of record in Book 9700, page 414, 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 Southeastern Building Corporation, of record in Book 11293, Page 911, 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 the plan of Record in Book 9700, page 414, Register's Office for Davidson County, Tennessee.

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

Easement of record in Book 9857, page 77, Register's Office for Davidson County, Tennessee.

Subject to boundary plat plan of record in Book 7900, page 556, Register's Office for Davidson County, Tennessee.

All matters of record in Book 8250, page 922, 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 3285 River Walk Drive, Nashville, TN 37214.

N5 1448

861 06/11 0101 02CHECK 642.95

99 JUN 11 AM 11:02
CALL CAMPBELL REGISTER
DAVIDSON COUNTY, TN.

05987782
IDENTIFICATION 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 OUR HANDS this 28th 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 a Notary Public within and for the State and County aforesaid, personally appeared 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 by the said Deborah P. Buford as such Vice-President.

Witness my hand and official seal at office at Franklin, Tennessee on this the 28th day of May 1999

My commission expires 7/17/2000

Notary Public

ANDREA L. HUNT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11524 PG. 20

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

05598782
8598782
IDENTIFICATION REFERENCE

99 JUN 11 AM 11:02

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	170797.00
CON TX	631.95
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	642.95
CHECK	642.95

06/11/99 01 11:06 0001 8614

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473068