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 10th DAY OF June, 1999

Notary Public

My Commission Expires:
(AFFIX SEAL)

TRICIA L. NIEMI
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Commission Expires JAN. 26, 2002

BOOK 11526 PG. 259

THIS INSTRUMENT WAS PREPARED BY 9264 06/14 0101 03CHECK 345.11

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.
Fox Ridge Homes, Inc. 5115 Maryland Way Ste. 300 Brentwood, Tn. 37027	Fox Ridge Homes, Inc. 5115 Maryland Way Brentwood, TN 37027	P/O MAP 85 Parcel 78

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

TRACT I
Lot 14 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.

TRACT II
Lots 38 & 44 on the Plat of River's Edge, Section Three, Jackson Downs Phase Two, of Record in Book 9700, Page 689, 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, but not yet due and payable.

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

By-Laws of River's Edge Homeowners Association of Record in Book 11098, page 21, Register's Office for Davidson County , Tennessee.

Drainage Easements of Record in Book 9857, page 77, Register's Office for Davidson County, Tennessee.

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

Plan of Record in Book 9700, page 689, 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 14, 38 & 44 Rivers Edge @ Jackson Downs**

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

NS1458

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 10 day of June, 1999.

By: _____
David Lucky
President

STATE OF TENNESSEE

COUNTY OF

On this 10th day of June, 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 10th day of June 1999.

_____
NOTARY PUBLIC

My Commission expires: 11/25/2002

05993 17
REFERENCE
99 JUN 14 AM 11:11
BILL GAYNOR REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11526 PG. 261

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

0599372

IDENTIFICATION REFERENCE

99 JUN 14 AM 11:12

BILL GARRETT 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

06/14/99 01 11:15 0001 9264

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473704