WARRANTY DEED

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 20, 2[illegible]

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 1999

Notary Public

My Commission Expires: _____
(AFFIX SEAL)

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., a Tennessee corporation 5115 Maryland Way, Suite 300 Brentwood, TN 37027	Same	Part Of Map 75 Parcel 65

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, **LARRY POWELL BUILDERS, INC.**, 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 NO. 1:
Land in Davidson County, Tennessee being Lot Nos. 76, 78, & 84, on the Plan of Brookside, Phase 2, Section II, of record in Book 9700, page 398, Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete description thereof.

TRACT NO. 2:
Land in Davidson County, Tennessee being Lot Nos. 70 & 87, on the Plan of Brookside, Phase One & A Portion Of Phase Two, Section I, of record in Book 9700, page 397, Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Larry Powell Builders, Inc. by deed from Charles W. Meador and wife, Cecilia D. Meador, of recorded in Book 10149, page 877, and also being a portion of the same property conveyed to Larry Powell Builders, Inc. by deed from Mildred Lucile Tune, a widow, of record in Book 10178, page 382, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Subject to all matters of record in Book 9700, page 397 & 398 Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 10444, Page 213, and Book 11103, Page 156, Register's Office for Davidson County, Tennessee.

Utility Easement of record in Book 5609, page 627, Register's Office for Davidson County, Tennessee.

Subject to H.O.A. Charter of Record in Book 10451, Page 506, Register's Office for Davidson County, Tennessee.

Easement for Sewer and Storm Drainage of record in Book 11125, page 436, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 9700, pages 350 and 362, Register's Office for Davidson County, Tennessee.

Subject to surveyors correction of record in Book 11346, page 460, Register's Office for Davidson County, Tennessee.

Subject to Quit Claim Deed for Common Areas of Record in Book 11450, Page 112, 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 70, 76, 78, 84 and 87, Brookside, Hermitage, TN. 37076**

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 3rd day of August, 1999.

Larry Powell Builder, Inc.

BY: _____
Larry Powell, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 3rd day of August, 1999, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came **Larry Powell**, who, being by me duly sworn, says that he is the President of **Larry Powell Builders, Inc.**; that he signed and sealed said instrument on behalf of said **Larry Powell builders, Inc.** by its authority duly given, and the said **President**, acknowledged said instrument to be the act and deed of said **Larry Powell Builders, Inc.**. and the corporate seal was hereby affixed.

WITNESS my hand and notarial seal this 3rd day of August, 1999.

_____
NOTARY PUBLIC

My Commission expires:

TRICIA NOTARY PUBLIC LA... DAVIDSON COUNTY, TENNESSEE

My Commission Expires JAN. 26, 2002

4283 08/10 0101 03CHECK 501.25

0622629

IDENTIF. + REFERENCE

99 AUG 10 PM 1:12

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

)

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11513 PAGE 763

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

0622629
IDENTIF. ↑ REFERENCE

99 AUG 10 PM 1:12
BILL GARRETT REGISTER
DAVIDSON COUNTY. TN.

CAMT	132500.00
CON TX	490.25
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	501.25
CHECK	501.25

08/10/99 01 13:11 0001 4283

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502460