WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,755.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 19 99

Notary Public

My Commission Expires: 3/12/2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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.
Soui Sean Tea and Leng P. Tea, husband and wife 761 Cedar Crest Drive Nashville, TN 37209	NVR Mortgage Finance, Inc. P.O. Box 999 Pittsburgh, PA 15230	Map 114-8-A Parcel 31

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 **SOUI SEAN TEA AND LENG P. TEA, 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. 31 on the plan of Cedar Crest Subdivision, Phase II, of record in Book 9700, page 37, 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 Joe Gower and Joy Gower, of record in Book 10980, Page 549, 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 all matters shown on the Plan of record in Book 9700, page 37, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions for Cedar Crest, of record in Book 7213, page 973; as amended in Book 10086, page 772; and amended in Book 10174, page 199, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 8424, page 180, and By-Laws of record in Book 8480, page 693, 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 761 Cedar Crest Drive, Nashville, TN 37209.

NS 1544

MAIL TAX NOTICE TO:
99 AUG 10 PM 1:25
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
IDENTIF. → REFERENCE
062264

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 30TH. day of July, 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 Notary Public in and for the County and State aforesaid, personally came 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 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 notarial seal at my office at Franklin, Tennessee, this 30TH. day of July, 1999.

Henry E. Ragle IV
NOTARY PUBLIC

My Commission expires: 8-5-02

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG. 5, 2002

4305 08/10 0101 03CHECK 546.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11513 PAGE 864

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

0622649
IDENTIF. ↑ REFERENCE

99 AUG 10 PM 1:25

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	144755.00
CON TX	535.59
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	546.59
CHECK	546.59

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4305

No. 1502482