WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,895.00

John M. Edwards III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF July, 1999

Notary Public

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

HENRY E. RAGLAND NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires AUG. 5, 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:	Send Tax Bills To:	Map Parcel No.
John M. Edwards, III and Shelley L. Edwards 916 Waynewood Lane Hermitage, TN 37076	PHH Mortgage Services Corporation 17000 Commerce Parkway Mt. Laurel, NJ 08054	Map 75-12-B Parcel 15

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 **JOHN M. EDWARDS, III AND SHELLEY L. EDWARDS, 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. 71 on the plan of Brookside, Phase I and a portion of Phase II, Section I, of record in Book 9700, page 397, as amended in Book 11515, page 696, 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 Larry Powell Builders, Inc., of record in Book 11377, Page 582, 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 of record in Book 9700, pages 397 and 398, as amended in Book 11515, page 696, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 10444, Page 213, and in Book 11103, Page 156, 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 surveyors correction of record in Book 11346, page 459, 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 916 Waynewood Lane, Hermitage, TN 37076.

NS1570

MAIL ENV.

99 AUG 10 PM 1:29
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0622657
IDENTIF. + 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 30TH. day of July, 1999.

Fox Ridge Homes, Inc.

BY: Alphonse H. Davis, CEO

Attest: 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.

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

4317 08/10 0101 02CHECK $13.81

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11613 PAGE 926

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

0622657
IDENTIF. ← REFERENCE

99 AUG 10 PM 1:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	135895.00
CON TX	502.81
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	513.81
CHECK	513.81

08/10/99 01 13:28 0001 4313

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502490