WARRANTY DEED

TNI I10658
Maximum Principal Indebtedness
For Tennessee Recording Tax
Purpose Is $ 165,515

prepared by
RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE TN 37214

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,515.00

Deborah R Duford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF ... 19 99

Notary Public

My Commission Expires:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

My Commission Expires
May 13, 2003

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:

WILLIAM M. DAVIS AND WIFE, LYNNE J. DAVIS
5129 Bay Overlook Drive
Hermitage, TN 37076

Send Tax Bills To:
William M. Davis & Lynne Davis
5129 Bay Overlook Dr.
Hermitage, Tn 37076

Map Parcel No.

Part of Map 138
Parcel 97

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 **WILLIAM M. DAVIS AND WIFE, LYNNE J. DAVIS,** 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. 99 on the plan of Phase Two, First Revision of The Peninsula, a Planned Unit Development of record in Book 9700, page 352, 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 The Peninsula, a Tennessee General Partnership, of record in Book 10936, Page 738, 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 as shown on the Plan of record in Book 9700, page 352, Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in an instrument of record in Book 9564, page 693; Book 9754, page 35; Book 9974, page 359; Book 10333, page 219; and in Book 11258, page 85, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of record in Book 11181, page 371, Register's Office for Davidson County, Tennessee.

Subject to conveyance of sewer mains of record in Book 10693, page 726, Register's Office for Davidson County, Tennessee.

Subject to a boundary plat of record in Book 7900, page 854, 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 5133 Bay Overlook Drive, Hermitage, TN 37076.

703 08/99 0101 03CHECK 627.41

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 29th 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 29 day of July, 1999.

ASHLEY BROOK CREWS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Ashley Brook Crews
NOTARY PUBLIC

My Commission expires: 10/01/02

EXHIBIT "A" - LEGAL DESCRIPTION

TN1I10658

LOT 99 ON THE PLAN OF PHASE II, FIRST REVISION OF THE PENINSULE, A PLANNED RESIDENTIAL DEVELOPMENT OF RECORD IN BOOK 9700, PAGE 352, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO FOX RIDGE HOMES, INC., BY SPECIAL WARRANTY DEED FROM THE PENINSULA, DATED MAY 12, 1998, AND RECORDED MAY 18, 1998 IN BOOK 10936, PAGE 738, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
AND BEING FURTHER CONVEYED TO WILLIAM M. DAVIS AND WIFE LYNNE J. DAVIS BY WARRANTY DEED BEING RECORDED SIMULTANEOUSLY HEREWITH.

06267758
IDENTIFICATION REFERENCE
99 AUG 20 PM 1:41
REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11628 PAGE 292

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

0626758

DELIV. & REFERENCE

99 AUG 20 PM 1:41

CAMT
165515.00
CON TX 612.41
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 627.41
CHECK 627.41

08/20/99 01 13:42 0001 8702

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1504725