WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,600.00

Cynthia S. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 19 99

Notary Public

My Commission Expires: 1-30-2002
(AFFIX SEAL)

WARREN 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.
Cynthia S. Miller, unmarried 8005 Boone Trace Nashville, TN 37221	West Penn Financial SVS CNTR 18th & Smallman STS Pittsburgh, PA 15222	Map 126 15 A Parcel 145

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., A/K/A NVR FOX RIDGE, INC.**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **CYNTHIA S. MILLER, UNMARRIED**, 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. 236 on the plan of Boone Trace at Biltmore, Section Three, of record in Book 9700, page 750, 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 NVR Fox Ridge, Inc., by special warranty deed from Fox Ridge Homes, Inc., of record in Book 10666, Page 317, Register's Office for Davidson County, Tennessee The said NVR Fox Ridge, Inc. N K A Fox Ridge Homes, Inc

This conveyance is made subject to

Taxes for the year 1999 and subsequent, a lien which are not yet due and payable

All matters appearing on the Plan of record in Book 9700, pages 750, Register's Office for Davidson County, Tennessee

Restrictive covenants of record in Book 7265, page 657, Book 9342, page 312, as re-recorded in Book 9735, page 931, Book 10032, page 813, and Book 10306, page 817, Register's Office for Davidson County Tennessee

Subject to easement of record in Book 8992, page 63, and Book 9665, page 420, Register's Office for Davidson County, Tennessee

Subject to H O A Charter of record in Book 9647, page 534, Registers 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 8005 Boone Trace, Nashville, TN 37221

MAIL ENV.

09/08/99 0101 03CHECK $23.82

99SEP-8 AM 9:29

WILLIAMSON COUNTY, TN
REGISTER

0633502

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 27th day of August, 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 25 day of August, 1999.

ASHLEY BROOK C... NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TE...

NOTARY PUBLIC

My Commission expires: 10/1/03

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11653 PAGE 825

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

0633502

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REGISTER
DAV. CO., TN.

CAMT
138600.00
CON TX 51.82
ERR CO
CON TX 51.82-
CON TX 512.82
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 523.82
CHECK 523.82

09/08/99 01 09:30 0001 5949

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513958