WARRANTY DEED

TRICIA L. MIZE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,808.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September, 19 99

Notary Public

My Commission Expires Jan 26, 2002
(AFFIX SEAL)

99 SEP 10 AM 10:26
REGISTER
DAVIDSON CO. TN.

063443
MAIL ENV.

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.
James D. Mize and Melinda S. Mize 6124 Tuckaleechee Lane Antioch, TN., 37013	NVR Mortgage Finance, Inc. P.O. Box 999 Pittsburgh, PA 15230	Map # 181-03-A Parcel 079.00

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 **JAMES D. MIZE AND MELINDA S. MIZE, 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. 79 on the plan of Section Two, Indian Creek Estates, of record in Book 9700, pages 558 and 559, 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 Gregory S. Perrone, Trustee, of record in Book 10819, Page 270, 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.

All matters of record in Book 9700, pages 558 and 559, Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 10752, page 553, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 11033, page 509, Register's Office for Davidson County, Tennessee.

Easement for Family Cemetery of record in Book 6549, page 403, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 10729, page 380, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter of record in Book 11031, page 79, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 11033, page 519, 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 **6124 Tuckaleechee Lane, Antioch, TN., 37013.**

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 31st day of September, 1995

Fox Ridge Homes, Inc.

BY: Alphonse H. Davis
Alphonse H. Davis, CEO

Attest: Deborah P. Buford
Deborah P. Buford, Vice-President

STATE OF TENNESSEE

6948 09/30 01:01 03CHECK 613.39

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 31st day of September, 1999.

NOTARY PUBLIC

My Commission expires: 10/22/01

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11657 PAGE 146

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

0634443

REGISTER'S REFERENCE

99 SEP 10 AM 10:26

REGISTER
DAVIDSON COUNTY, TN.

CAMT 162808.00
CON TX 602.39
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 613.39
CHECK 613.39

09/10/99 01 10:28 0001 6948

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1514943