WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 128,675.00

Kathy A. Felts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF August, 1999

Jill Dapp
Notary Public

My Commission Expires: 10/14/2001
(AFFIX SEAL)

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.
KATHY A. FELTS, UNMARRIED 1540 Mount Mitchell Court Antioch, TN 37013	SAME AS OWNER	Map 135-14-A Parcel 252

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 **KATHY A. FELTS, 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. 252 on the plan of Final Plat of Pinnacle Point Subdivision, Phase Five, of record in Book 8250, page 842, as corrected by Surveyor's Certificate of Correction of record in Book 11408, page 957, 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 Chickering Development Company, of record in Book 10860, Page 617, 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 8250, page 842, as corrected by Surveyor's Certificate of Correction of record in Book 11408, page 957, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in instrument of record in Book 6405, page 169; Book 7032, page 730; Book 7067, page 739; and in Book 10097, page 390, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter of record in Book 7058, page 234, Register's Office for Davidson County, Tennessee.

Deed for Water and/or Sewer Distribution System of record in Book 7097, page 158, Register's Office for Davidson County, Tennessee.

Storm Water Retention Agreement of record in Book 10752, page 463, 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 1540 Mount Mitchell Court, Antioch, TN 37013.

99 SEP 15 AM 9:22
0633906
487.10

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 23rd 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 23rd day of AUGUST, 1999.

ASHLEY BROOKE CREWS NOTARY PUBLIC WILLIAMSON COUNTY, TENNESSEE

NOTARY PUBLIC/LARGE

My Commission expires: 10/01/02

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11662 PAGE 424

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

0635906

99 SEP 15 AM 9:22

CAMT
128675.00
CON TX 476.10
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 487.10
CHECK 487.10

09/15/99 01 09:25 0001 8497

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1516470