WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,140.00

Anna C. Felts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF September, 1999

William S. Carman
Notary Public

My Commission Expires: 12-23-2000
(AFFIX SEAL)

WILLIAM S. CARMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 2
FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:

Anna C. Felts, unmarried
500 Cedar Cove
Nashville, TN 37209

Send Tax Bills To:

FT Mortgage Companies
10741 King William Drive
Dallas, TX 75220

Map Parcel No.

Map 114-08-A
Parcel 27

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 **ANNA C. 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. 40 on the plan of Cedar Crest Subdivision, Phase II, of record in Book 9700, page 37, 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 Joe Gower and wife, Joy Gower, of record in Book 11487, Page 169, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

0943 09/16/99 03:01 03CHECK 585.02

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

Subject to all matters shown on the Plan of record in Book 9700, page 37, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions for Cedar Crest, of record in Book 7213, page 973; as amended in Book 10086, page 772; and amended in Book 10174, page 199, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 8424, page 180, and By-Laws of record in Book 8480, page 693, 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 500 Cedar Cove, Nashville, TN 37209.

NS1576

MAIL ENV

09 SEP 16 PM 12:25

06363011

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 14th day of September, 19 99.

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 14th day of September, 1999.

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission expires: 3/17/2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11664 PAGE 323

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

0636301

99 SEP 16 PM 12:2

REFERENCE

CAMT 155140.00
CON TX 574.02
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 585.02
CHECK 585.02

09/16/99 01 12:28 0001 8941

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1516904