WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF Sept, 1999

Notary Public

My Commission Expires: 7-22-2000
(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
Fox Ridge Homes, Inc.
5115 Maryland Way Ste. 300
Brentwood, Tn. 37027

Send Tax Bills To:
Fox Ridge Homes, Inc.
5115 Maryland Way
Brentwood, TN 37027

Map Parcel No.
P/O MAP 85
Parcel 78

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in had paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **SOUTHEASTERN BUILDING CORPORATION**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **FOX RIDGE HOMES , INC.**, A TENNESSEE CORPORATION hereinafter called Grantee, their heirs and and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY, STATE OF TENNESSEE**, described as follows, to-wit.

TRACT I
Lots 23, 24 & 62 on the Plat of River's Edge, Section Two, Jackson Downs Phase Two, of Record in Book 9700, Page 414, Register's Office for Davidson County, Tennessee.

TRACT II
Lot 53 on the Plat of River's Edge, Section Three, Jackson Downs Phase Two, of Record in Book 9700, Page 689, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Southeastern Building Corporation by deed from Matthews Partners, INC. Of record in Book 10497, Page 365, Register's Office for Davidson County.

This conveyance is made subject to:

Taxes for the year 1999 and subsequent years, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 9280, page 334, amended in Book 11098, page 1, Register's Office for Davidson County, Tennessee.

By-Laws of River's Edge Homeowners Association of Record in Book 11098, page 21, Register's Office for Davidson County , Tennessee.

Drainage Easements of Record in Book 9857, page 77, Register's Office for Davidson County, Tennessee.

Plan of Record in Book 9700, page 414, Register's Office, Davidson County, Tennessee.

Plan of Record in Book 9700, page 689, Register's Office, 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: (X)
This is improved: ( ) property, known as **Lots 23, 24, 53 & 62 Rivers Edge @ Jackson Downs**

MAIL ENV.
06371275
99 SEP 20 AM 10:00

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 10 day of September 1999.

By: _____
David Luckey
President

STATE OF TENNESSEE

COUNTY OF Davidson

On this 10th day of September, 1999, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came **David Luckey**, who, being by me duly sworn, says that he is **President** of **SOUTHEASTERN BUILDING CORPORATION**; that he signed and sealed said instrument on behalf of said **SOUTHEASTERN BUILDING CORPORATION**, by its authority duly given, and the said **David Luckey**, acknowledged said instrument to be the act and deed of said **SOUTHEASTERN BUILDING CORPORATION**, Inc., and the corporate seal was hereby affixed.

WITNESS my hand and notarial seal this 10 day of Sept 1999.

Patsy A. Litchford
NOTARY PUBLIC

My Commission expires: 7-22-2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11667 PAGE 429

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

06372?5 REFERENCE

99 SEP 20 AM 10:00

CAMT
118300.00
MOR TX 437.71
ERR CO
MOR TX 437.71-
CON TX 437.71
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 446.71
CHECK 446.71

09/20/99 01 10:04 0001 9979

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1517931