WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 202,960.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September 1999

Notary Public

My Commission Expires: 1-25-2003
(AFFIX SEAL)

THOMAS E. GILMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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.
CHARLES A. REY, JR., A SINGLE PERSON 5112 Bay Overlook Drive Hermitage, TN 37076	FRANKLIN MORTGAGE 25800 NORTHWESTERN HWY #875 SOUTHFIELD, MI 48075	Map 97-16-A Parcel 100

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 **CHARLES A. REY, JR., A SINGLE PERSON**, 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. 31 on the plan of Phase Three, Section One of The Peninsula, a Planned Residential Development, of record in Book 9700, page 724, 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 The Peninsula, a Tennessee General Partnership, of record in Book 11374, Page 945, 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.

Subject to all matters as shown on the Plan of record in Book 9700, page 724, Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in an instrument of record in Book 9564, page 693; Book 9754, page 35; Book 9974, page 359; in Book 11258, page 86; and in Book 10333, page 219, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of record in Book 11181, page 371, 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 5112 Bay Overlook Drive, Hermitage, TN 37076.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

11257 09/22 0101 03CHECK 761.96

06384475
CROSS REFERENCE
99SEP22 PM 3:14
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

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 16th day of September, 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 16 day of September, 1999.

ASHLEY BROOK CREWS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Ashley Brook Crews
NOTARY PUBLIC

My Commission expires: 10/01/02

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

99 SEP 22 PM 3:14
BILL GARRETT REGISTER
DAVIDSON COUNTY TN.

BOOK 11671 PAGE 819

0638475
CROSS REFERENCE

CAMT
202960.00
CON TX 750.96
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 761.96
CHECK 761.96

09/22/99 01 15:17 0001 1257

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1519202