BOOK 11690 PAGE 850

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 19 99.

Notary Public

My Commission Expires:
(AFFIX SEAL)

RICHARD MANSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28 [illegible]

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:

James B. Nelson and Tonya L. Nelson, husband and wife
3019 Penn Meade
Nashville, TN 37214

Send Tax Bills To:

GMAC Mortg. Corp.
100 Whitmer Rd.
Horsham, PA 19044

Map Parcel No.

Map 52-13-B
Parcel 158

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 B. NELSON AND TONYA L. NELSON, 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. 196 on the Condominium site plan of River Glen, a Planned Unit Development, Phase IV, Section 2, of record in Book 9700, page 858, 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 Julius Doochin, of record in Book 11426, Page 692, 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, page 858, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in Book 7566, page 571; Book 6762, page 208; and in Book 10630, page 501, Register's Office for Davidson County, Tennessee.

Easements of record in Book 7061, page 196, and in Book 7061, page 172, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter of record in Book 8069, page 158, Register's Office for Davidson County, Tennessee.

All matters of record in Book 6900, pages 650 and 651, as amended in Book 6900, page 671, 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 3019 Penn Meade, Nashville, TN 37214.

[illegible] OR RECEIVED

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 30th day of Sept, 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 30 day of September, 1999.

ASHLEY BROOK CREWS NOTARY PUBLIC LARGE WILLIAMSON COUNTY, TENN.

Ashley Brook Crews
NOTARY PUBLIC

My Commission expires: 10/01/02

06432781
FILED FOR RECORD
99 OCT -5 PM 1:57
REGISTER
WILLIAMSON COUNTY, TN.
329.20 10/05/99 0104 03030TAX

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

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CAMT 86000.00
CON TX 318.20
PRFEE 1.00
UDEED 8.00
CFEE 2.00
TOTAL 329.20
CHECK 329.20

10/05/99 01 14:00 0001 6328

064 32278

INSTRUMENT # REFERENCE

99 OCT -5 PM 1:57

REGISTER
DAVIDSON COUNTY, TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1524210