WARRANTY DEED

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires JAN. 26, 20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Larry W Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 19 99

Notary Public

My Commission Expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, L.L.C., 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:
Fox Ridge Homes, Inc.,
5115 Maryland Way, Suite 300
Brentwood, TN 37027

Send Tax Bills To:
Same

Map Parcel No.
Map 75-12-C
Parcels 11, 12, 13 & 14

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, **LARRY POWELL BUILDERS, INC.**, 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.

Land in Davidson County, Tennessee being Lot Nos. 401, 402, 403 & 404, on the Plan of Brookside Park Townhomes, Phase One, A Horizontal Property Regime with Private Elements, of record in Book 11700, page 11, Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Larry Powell Builders, Inc. by deed from Robert V. Gray and wife, Margaret Cross Gray, of record in Book 10917, page 167, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1999 county taxes, a lien now due and payable.

Subject to all matters of record in Book 11700, page 11 Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 11653, Page 251, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of record in Book 11653, page 273, Register's Office for Davidson County, Tennessee.

Subject to H.O.A. Charter of Record in Book 11653, Page 249, 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: (X)
This is improved: ( ) property, known as Lots 401, 402, 403 & 404, Brookside Park Townhomes

06484457
MAP REFERENCE
99 OCT 20 PM 1:52
REGISTER
DAVIDSON COUNTY, TN.
1842 10/20 0101 03CHECK 366.20

NS1913

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 15th day of October, 1999.

Larry Powell Builder, Inc.

BY: _____
Larry Powell, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 15th day of October, 1999, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came **Larry Powell**, who, being by me duly sworn, says that he is the President of **Larry Powell Builders, Inc.**; that he signed and sealed said instrument on behalf of said **Larry Powell builders, Inc.** by its authority duly given, and the said **President**, acknowledged said instrument to be the act and deed of said **Larry Powell Builders, Inc.**. and the corporate seal was hereby affixed.

WITNESS my hand and notarial seal this 15th day of October, 1999.

_____
NOTARY PUBLIC

My Commission expires:

TRICIA L. NIXON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2[illegible]

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11710 PAGE 601

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

0648457

...REFERENCE

99 OCT 20 PM 1:52

...REGISTER
DAVIDSON COUNTY, TN.

CAMT	96000.00
CON TX	355.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	366.20
CHECK	366.20

10/20/99 01 13:55 0001 1842

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1529645