WARRANTY DEED

BOOK 11713 PAGE 444

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October 1999

Notary Public

My Commission Expires: Sept 22, 2002
(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	Send Tax Bills To:	Map Parcel No.
Fox Ridge Homes, Inc. 5115 Maryland Way Ste. 300 Brentwood, Tn. 37027	Fox Ridge Homes, Inc. 5115 Maryland Way Brentwood, TN 37027	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
Lot1 on the Plat of River's Edge, Section One, Jackson Downs Phase Two, of Record in Book 7900, Page 557, Register's Office for Davidson County, Tennessee.

TRACT II
Lots 42 & 43 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, 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 7900, page 557, 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 1, 42 & 43 Rivers Edge @ Jackson Downs**

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

99 OCT 22 AM 10:35
REGISTER
DAVIDSON COUNTY, TN.

06492 43
REFERENCE

NS1834

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.

By: _____
David Luckey
President

2687 10/22 0101 03CHECK 368.42

STATE OF TENNESSEE

COUNTY OF Sumner

On this 15th day of October, 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 15 day of, October 1999.

CANDYE S. LARGE NOTARY PUBLIC SUMNER CO. TN

My Commission expires: Sept 22, 2003

Candye S Large
NOTARY PUBLIC

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11713 PAGE 446

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

06492 43

INSTRUMENT #REFERENCE

99 OCT 22 AM 10:35

REGISTER
DAVIDSON COUNTY, TN.

CAMT	96600.00
CON TX	357.42
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	368.42
CHECK	368.42

10/22/99 01 10:38 0001 2687

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1530479