WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Affiant

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

Notary Public

My Commission Expires: Sept 22, 2003
(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, Suite 300 Brentwood, TN. 37027	SAME	Part of Map 85 Parcel 78

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, **SOUTHEASTERN BUILDING CORPORATION**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **FOX RIDGE HOMES, INC.**, 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.(s) 54 and 55 on the plan of River's Edge, Section Three, Jackson Downs, Phase Two of record in Book 9700, page 689, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

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

This conveyance is made subject to:

Taxes for the year 1999 and subsequent years, a lien, now 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 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 54 and 55, River's Edge, Nashville, TN.

RECORDED AND MICROFILMED LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

99 NOV 23 AM 11:57
DAVIDSON COUNTY, TN.

0660331

MAIL ENV.

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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 November, 1999

SOUTHEASTERN BUILDING CORPORATION

BY: _____
David Luckey, President

STATE OF Tennessee

COUNTY OF Sumner

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared David Luckey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of SOUTHEASTERN BUILDING CORPORATION, a corporation, the within named bargainors, and that he as such President of SOUTHEASTERN BUILDING CORPORATION, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President of SOUTHEASTERN BUILDING CORPORATION.

Witness my hand and official seal at Hendersonville, Tennessee, this 15th day of November, 1999.

My commission expires: Sept 22, 2003

_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11753 PAGE 540

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

0660331

REFERENCE

99 NOV 23 AM 11:57

REGISTER
DAVIDSON COUNTY, TN.

CAMT	56000.00
CON TX	207.20
PRFEE	1.00
UDEED	8.00
CFEE	2.00
TOTAL	218.20
CHECK	218.20

11/23/99 01 11:59 0001 4433

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1542071