WARRANTY DEED

BOOK 11758 PAGE 676

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,500.00

Elizabeth A Fritz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 1999

William S Carman
Notary Public

My Commission Expires: 12-23-2000
(AFFIX SEAL)

WILLIAM S. CARMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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:
Elizabeth A. Fritz, unmarried
949 Waynewood Lane
Hermitage, TN 37076

Send Tax Bills To:
NVR Mortgage Finance, Inc.
P.O. Box 999
Pittsburgh, PA 15230

Map Parcel No.
Map 75-12B
Parcel 47

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 **ELIZABETH A. FRITZ, UNMARRIED**, 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. 84 on the plan of Brookside Woods, Phase 2, Section II, of record in Book 9700, page 398, as corrected by Surveyor's Certificate of Correction of record in Book 11346, page 459, 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 Larry Powell Builders, Inc., of record in Book 11613, Page 761, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 1999 and subsequent, a lien which are now due and payable.

Subject to all matters of record in Book 9700, pages 397 and 398, as corrected by a Surveyor's Certificate of Correction in Book 11346, page 460, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 10444, Page 213; in Book 11103, Page 156; and in Book 11453, page 900, Register's Office for Davidson County, Tennessee.

Subject to H.O.A. Charter of Record in Book 10451, Page 506, Register's Office for Davidson County, Tennessee.

Easement for Sewer and Storm Drainage of record in Book 11125, page 436, and in Book 11497, page 577, Register's Office for Davidson County, Tennessee.

Subject to surveyors correction of record in Book 11346, page 459, Register's Office for Davidson County, Tennessee.

Utility Easement of record in Book 5609, page 627, Register's Office for Davidson County, Tennessee.

Subject to Deed for Common Area of record in Book 11450, page 112, Register's Office for Davidson County, Tennessee.

All matters on the plan of record in Book 9700, page 350, and in Book 9700, page 362, 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 949 Waynewood Lane, Hermitage, TN 37076.

N51950

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 this 22ND. day of NOVEMBER, 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

SEC 11-CP 0101 03CHTCH 308.65

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 22ND. day of NOVEMBER, 1999.

NOTARY PUBLIC

My Commission expires: 8-5-02

NOTARY PUBLIC AT LARGE

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

99 NOV 29 PM 1:09
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

REFERENCE

0661418

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	MOTX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MOTX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11758 PAGE 678

0661418

REFERENCE

99 NOV 29 PM 1:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	134500.00
CON TX	497.65
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	508.65
CHECK	508.65

11/29/99 01 13:09 0001 5607

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1543230