Instr:200002280018962 Page: 1 OF 2
REC'D FOR REC 02/28/2000 10:58:39AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $241.98

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

# Warranty Deed

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Fox Ridge Homes, Inc.<br>5115 Maryland Way, Suite 300<br>Brentwood, TN 37027 | Same as New Owner | Map 22-2,<br>Parcels 32, 33, 45 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CHASE POINTE PROPERTIES, LLC, a Tennessee limited liability company, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto FOX RIDGE HOMES, INC., a Tennessee corporation, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots Nos. 31 and 44 on the Plan of Chase Pointe, Section Three, of record in Plat Book 9700, page 625, Register's Office for Davidson County, Tennessee and Lot No. 53 on the Plan of Chase Pointe, Section Two, of record in Plat Book 9700, page 301, said Register's Office, to which reference is hereby made for a more complete and accurate description.

GRANTOR further conveys to GRANTEE, its successors or assigns, for each lot above described, a 1/55th interest in the common areas of Chase Pointe, all sections, including but not limited to the two lights at the entrance way, the stone walls at the entrance way, the berm on Union Hill Road and all surrounding areas.

BEING a part of the same property conveyed to Chase Pointe Properties, LLC by deed from Billy W. Spain and wife, Shelby Jean Spain, of record in Book 9950, page 594, Register's Office for Davidson County, Tennessee.

The foregoing description was prepared from a survey dated November 2, 1995, by Roger H. Fuqua, Ragan-Smith-Associates, Inc., Registered Land Surveyor, No. 502.

This is unimproved property located in Joelton, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever.

And the GRANTOR does covenant with the said GRANTEE that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the year 2000, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to minimum building setback lines to be determined by zoning regulations.

3. Subject to Restrictive Covenants for Chase Pointe (All Sections) of record in Book 9948, page 904, and as amended in Book 10604, page 147, Register's Office for Davidson County, Tennessee.

4. Subject to public utility and drainage easements and all other matters for said lots as shown on the Plan of Chase Pointe, Section Two, of record in Plat Book 9700, page 301, said Register's Office and the Plan of Chase Pointe, Section Three, of record in Plat Book 9700, page 625, said Register's Office.

And the GRANTOR does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 17th day of February, 2000.

"GRANTORS"

CHASE POINTE PROPERTIES, L.L.C.
a Tennessee Limited Liability Company

BY: Shelby Jean Spain
SHELBY JEAN SPAIN, Chief Manager

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared SHELBY JEAN SPAIN, with whom I am personally acquainted and who acknowledged herself to be the Chief Manager of CHASE POINTE PROPERTIES, L.L.C., a Tennessee Limited Liability Company, the bargainor, and as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of CHASE POINTE PROPERTIES, L.L.C. by herself as Chief Manager.

WITNESS my hand and official seal, this the 17th day of February, 2000.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $65,400.00.

Deborah D. Buford
Affiant

Sworn to and subscribed before me, this the 17th day of February, 2000.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001