WARRANTY DEED

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 2000.

Notary Public

My Commission Expires:
(AFFIX SEAL)

ROBIN R. KELLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

Instr:200003030021482 Page: 1 OF 2
REC'D FOR REC 03/03/2000 3:06:20PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $207.20

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) 3 & 4 on the plan of River's Edge, Section Two, Jackson Downs, Phase Two of record in Book 9700, page 414, 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 2000 a lien, not yet 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 414, Register's Office for Davidson County, Tennessee.

Boundary Plat of Record in Book 7900, page 556, 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 3 & 4 River's Edge, Nashville, TN.**

NS 2171

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 24th day of February, 2000

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 24th day of February, 2000.

_____
Notary Public

My commission expires: September 22, 2003

CANDY S. DUGAN NOTARY PUBLIC AT LARGE SUMNER CO. TN