WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 204,515.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MARCH, 2000.

Notary Public

My Commission Expires: 9-1-2001
(AFFIX SEAL)

Instr:200003240030158 Page: 1 OF 2
REC'D FOR REC 03/24/2000 2:10:53PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $755.36

RUSSELL JOHN McCANN 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:	Send Tax Bills To:	Map Parcel No.
Phillip L. Mow and Sonja L. Mow, husband and wife 920 Leblanc Court Nashville, TN 37221	NVR Mortgage Finance, Inc., P. O. Box 999 Pittsburgh, PA 15201	142-13-0-B-027.00 CO

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 **PHILLIP L. MOW AND SONJA L. MOW, HUSBAND AND WIFE,** 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. 195 on the Plan of the Final Plat of Riverside, Phase 4B, of record in Book 9700, page 750, Register's Office for Davidson County, Tennessee, to which 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 Rochford Realty & Constriction Co., of record in Book 11685, Page 978, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2000, a lien which are not yet due and payable.

Subject to restrictive covenants of record in Book 7185, page 619, as amended in Book 7405, page 780 and Book 11063, page 96, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Plat Book 9700, page 750, Register's Office for Davidson County, Tennessee.

Subject to waterline easement of record in Book 6970, page 275 and page 281, Register's Office for Davidson County, Tennessee.

Subject to easement for public utilities of record in Book 6970, page 278, Register's Office for Davidson County, Tennessee.

Subject to easement to the metro government of record in Book 6972, page 45, Register's Office for Davidson County, Tennessee.

Subject to easement of record in Book 7103, page 48, Register's Office for Davidson County, Tennessee.

All matters contained in the boundary plat of record in Book 6900, page 490, 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 920 Leblanc Court, Nashville, TN 37221.

NS2211

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 20th day of March ,2000.

Fox Ridge Homes, Inc.

BY: _____
Alphonse H. Davis, CEO

Attest: _____
Deborah P. Buford, Vice-President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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 20th **day of** March , 2000.

_____
NOTARY PUBLIC

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

My Commission expires: _____

My Commission Expires NOV. 25, 2000