Instr:200004110036708 Page: 1 OF 2
REC'D FOR REC 04/11/2000 4:14:46PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $440.30

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

Tara D. Surratt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2000.

Notary Public

My Commission Expires: 8-5-02
(AFFIX SEAL)

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires AUG. 5, 2002

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.
Tara D. Surratt, unmarried 2920 Riverbend Drive Nashville, TN 37214	NVR Mortgage Finance, Inc. P. O. Box 999 Pittsburgh, PA 15201	062-02-0-A-251.00 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., F/K/A NVR FOX RIDGE, INC.** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **TARA D. SURRATT, 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. 243 on the Final Plat of River Trace Estates, Phase 1, Section 4 and 5 of record in Plat Book 9700, page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to NVR Fox Ridge, Inc., by special warranty deed from Fox Ridge Homes, Inc., of record in Book 11732, Page 122 and Instrument No. 200002250018628, Register's Office for Davidson County, Tennessee. The said NVR Fox Ridge, Inc. N/K/A Fox Ridge Homes, Inc.

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 6851, page 370 and Book 6982, page 747, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Plat Book 9700, page 409, Register's Office for Davidson County, Tennessee.

Subject to H.O.A. Charter of record in Book 6851, page 363, Register's Office for Davidson County, Tennessee.

Subject to Deed of Open Space of record in Book 7907, page 168, Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 1163, page 341, Book 2022, page 83 and Book 3959, page 595, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of record in Book 6851, page 390, 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 2920 Riverbend Drive, Nashville, TN 37214.

N33214

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 31st 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 31st **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