Instr:200006070056851 Page: 1 OF 2
REC'D FOR REC 06/07/2000 10:34:08AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $330.97

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2000.

Notary Public

My Commission Expires:
(AFFIX SEAL)

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

My Commission Expires NOV. 25, 2000

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.
Richard Deppisch and wife, Rachel Deppisch 3035 Penn Meade Way Nashville, TN 37214	Bank of America 2059 Northlake Parkway Tucker, GA 30084	052-13-0-B-150.00 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 **RICHARD DEPPISCH AND WIFE, RACHEL DEPPISCH**, 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. 188 of the Condominium Site Plan of River Glen, a Planned Unit Development, Phase IV, Section 2 of record in Plat Book 9700, page 858 amending Plat Book 6900, page 650, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Fox Ridge Homes, Inc., by special warranty deed from Julius Doochin, of record by Instrument No. 20000211001416 3, 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 6762, page 208, Book 7566, page 571, Book 10630, page 501 and Book 11532, page 610, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Plat book 9700, page 858, Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 7061, page 172 and Book 7061, page 196, Register's Office for Davidson County, Tennessee.

Subject to H.O.A. charter of record in Book 8069, page 158, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plats of record in Plat Book 6900, pages 650 and 651 and Plat Book 6900, page 671, 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 3035 Penn Meade Way, Nashville, TN 37214.

N32404

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 30th day of May ,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 30th **day of** May , 2000.

_____
NOTARY PUBLIC

My Commission expires: _____

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

My Commission Expires NOV. 25, 2000