WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,155.00

x Steven E. Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF August, 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

Instr:200008170081470 Page: 1 OF 2
REC'D FOR REC 08/17/2000 10:34:57AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $548.17

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:
STEVEN E. ELLIS and JULIE L. ELLIS
920 Waynewood Lane
Hermitage, Tennessee 37076

Send Tax Bills To:
NVR MORTGAGE FINANCE, INC.
P.O. Box 999
Pittsburgh, PA 15201

Map Parcel No.
075-12-0-B-030.00CO

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 **STEVEN E. ELLIS and JULIE L. ELLIS, 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. 72 on the Plan of Brookside Woods, Phase 2, Section 2 of record in Plat Book 9700, pages 397 & 398, Register's Office for Davidson County, Tennessee, to which plan 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 warranty deed from Larry Powell Builders, Inc. of record at instrument #200003210028656, Register's Office for DAVIDSON County, Tennessee.

This conveyance is made subject to:

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

b. Plan of record in Book 9700, pages 397 & 398, Register's Office for Davidson County, Tennessee.

c. Restrictive Covenants contained in instrument of record in Book 10444, page 213; Book 11103, page 156; and Book 11453, page 900, Register's Office for Davidson County, Tennessee.

d. Easement for sewer/storm drainage of record in Book 11256, page 436 and Book 11497, page 577, Register's Office for Davidson County, Tennessee.

e. Easement for Utility of record in Book 5609, page 627, Register's Office for Davidson County, Tennessee.

f. Homeowners' Association Charter of record in Book 10451, page 506, Register's Office for Davidson County, Tennessee.

g. Surveyor's Certificate of correction of record in Book 11346, pages 459 & 460, Register's Office for Davidson County, Tennessee.

h. Common Area of record in Book 11450, page 112, Register's Office for Davidson County, Tennessee.

i. All matters of record in Book 9700, page 350 and Book 9700, page 362, Register's Office for Davidson County, Tennessee.

j. All other easements and restrictions of record in said Register's Office.

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 Waynewood Lane, Hermitage, Tennessee 37076.

NS 147B

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 14th day of August, 2000.

Fox Ridge Homes, Inc.

BY: Alphonse H. Davis
Alphonse H. Davis, CEO

Attest: Deborah P. Buford
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 14th **day of** August, 2000.

NOTARY PUBLIC

My Commission expires: 8/5/02

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

My [illegible] AUG. 5, 2002