Davidson County DEEDWARR
Recvd: 10/03/00 10:41 2pgs
Fees:11.00 Taxes:3.70

20001003-0097767

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 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.
Gary W. Vacca and Sheila C. Vacca 1233 Springwood Drive Old Hickory, TN 37138	1229 Springwood Drive Old Hickory, TN 37138	Map 063-16-0-B Parcel 115.00 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 **GARY W. VACCA AND SHEILA C. VACCA, 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. 197 on the plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Book 6900, pages 550, 551 and 552 and Certificate of Correction of record in Book 7462, page 445, amended in Book 8110, page 401, and by Amendment to Change name of record in Book 8181, page 112, all of record in the , 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 special warranty deed from FR Properties, L.P., a Tennessee Limited Partnership, of record in Book 11210, Page 62, 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.

Plan of record in Plat Book 6900, Pages 550, 551, and 552, and Certificate of Correction of record in Book 7462, Pages 445, amended in Book 8110, Page 401, and by amendment to change Name of record in Book 8181, Page 112, said Register's Office.

Restrictive Covenants of record in Book 7351, Page 852, Book 7431, Page 204, Book 7451, Page 729, Book 8181, Page 112, Book 8336, Page 393, Register's Office for said County.

Easements of record in Book 2247, Page 75, Book 7460, Page 930, Book 7489, Page 515, Book 8007, Page 235, Book 8739, Page 991, Book 8657, Page 179, Book 8207, Page 276, & Book 8951, Page 797, Register's Office for said County.

Deeds as to "open space" and "flood plain", of record in Book 8207, Page 276, and Book 8951, Page 797, Register's Office for said County.

H.O.A. Charter of record in Book 8517, Page 762, Book 8833, Page 216, and Book 7431, Page 204, Register's Office for said County.

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 **1233 Springwood Drive, Old Hickory, TN 37138.**

NS 2788

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 12TH. day of SEPTEMBER, 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 12TH. **day of** SEPTEMBER, 2000.

NOTARY PUBLIC

My Commission expires: 8/5/02

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

My Commission Expires AUG. 5, 2002