Davidson County DEEDWARR
Recvd: 10/09/00 09:16 2pgs
Fees:11.00 Taxes:486.79

20001009-0099999

WARRANTY DEED

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

My Commission Expires AUG. 5, 2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,565.00

Ida G. Hailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2000.

Notary Public

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

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:
IDA G. HAILEY
1516 MOUNT MITCHELL COURT
ANTIOCH, TENNESSEE 37013

Send Tax Bills To:
NEW OWNER

Map Parcel No.
135-14-0-A-232.00CO

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 **IDA G. HAILEY, unmarried,** hereinafter called Grantee, her heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Being Lot No. 232 on the Plan of Pinnacle Point Subdivision, Phase Five, as shown on plat of record in Plat Book 8250, page 842, and amended in Book 11114, page 958, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Fox Ridge Homes, Inc., by special warranty deed from Chickering Development Company, of record in Instrument #200005310053730, Register's Office for DAVIDSON County, Tennessee.

This conveyance is made subject to:

a. Taxes for the year 2001, a lien which are not yet due and payable.

b. The Plan of record in Book 8250, page 842 as amended in Book 11114, page 958, Register's Office for Davidson County, Tennessee.

c. Restrictive Covenants contained in instrument of record in Book 6405, page 169; Book 7032, page 730; Book 7065, page 959; Book 7067, page 739; and Book 10097, page 390, Register's Office for Davidson County, Tennessee.

d. Easement for water/sewer of record in Book 7058, page 234, Register's Office for Davidson County, Tennessee.

e. Easement for water/sewer of record in Book 11201, page 733 and 757, Register's Office for Davidson County, Tennessee.

f. HOA Charter of record in Book 7058, page 234, Register's Office for Davidson County, Tennessee.

g. Storm Water Retention of record in Book 10752, page 463, Register's Office for Davidson County, Tennessee.

h. Easements of record in Book 6250, page 92, 93 and 94, Register's Office for Davidson County, Tennessee.

i. All matters of record in Book 6900, page 524, 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 1516 MOUNT MITCHELL COURT, ANTIOCH, TENNESSEE 37013.

N 52804

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 29TH. 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 29TH **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