Davidson County DEEDWARR
Recvd: 12/22/00 13:33 2pgs
Fees:11.00 Taxes:597.90

20001222-0125729

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 161,594.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF December, 2000.

Notary Public

My Commission Expires: 2-28-04
(AFFIX SEAL)

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE, SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1456

Address of New Owners As Follows:
Michael W. Hardnett
2969 Harbor Lights Drive
Nashville, Tennessee 37217

Send Tax Bills To:
NVR Mortgage Finance, Inc.
PO Box 999
Pittsburgh, PA 15230

Map Parcel No.
136-05-0-A-028.00CO

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 **Michael W. Hardnett, unmarried**, hereinafter called Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Being Lot No. 124 on the Plan of Bayview Estates, Phase One, First Revision (a planned united development) of record in Book 9700, page 920, 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 Bayview Venture, LLC, a Tennessee limited liability company, of record in Book 11674, Page 533, 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. All matters of record in Book 9700, page 920, Register's Office for Davidson County, Tennessee.

c. Restrictive covenants contained in instrument of record in Book 10323, page 55; Book 10727, page 268; Book 11019, page 911; Book 11251, page 126; and Book 11271, page 163, Register's Office for Davidson County, Tennessee.

d. By-Laws of record in Book 10323, page 86, Register's Office for Davidson County, Tennessee.

e. Landscape Agreement as set out in Book 10339, page 298, Register's Office for Davidson County, Tennessee.

f. Easement of record in Book 3708, page 237; Book 7830, page 233; Book 10085, page 576; and Book 10339, page 233, Register's Office for Davidson County, Tennessee.

g. Easement for Bell South of record in Book 11762, page 271, 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 2969 Harbor Lights Drive, Nashville, Tennessee 37217.

NS 3049

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 12 day of December, 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 12 **day of** December, **2000.**

NOTARY PUBLIC

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission expires: 11-18-01