WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 173,594.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF December, 2000.

Notary Public

My Commission Expires: 3/23/02
(AFFIX SEAL)

LAURA GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/28/00 10:15 2pgs
Fees:11.00 Taxes:642.30

20001228-0126707

MAR. 23, 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.
Emory T. Brown and Antoinette W. Brown	National Bank of Commerce	161-10-0-B-181.00
804 Tintern Abbott Drive Nashville, Tn. 37211	115 29th Ave. South Nashville, Tn 37212	

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 **EMORY T. BROWN AND ANTOINETTE W. BROWN, 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. 27 on the plan of Villages of Brentwood, Phase Eleven of record in Book 9700, page 949, 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 Grandview Land Co., Inc., of record in Instrument Number 2000 101001 00425 , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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

Subject to an ingress and egress easement recorded in Book 11076, page 537 and page 666 and in Book 11526, page 579, said Register's Office for Davidson County, Tennessee.

Subject to covenants, Conditions and Restrictions of record in Book 6143, page 11, amended in Book 6393, page 495 and amended in Book 8507, page 831; Book 11526, page 579, and in Instrument No. 200006060056066, said Register's Office for Davidson County, Tennessee.

Subject to an Agreement for Dedication of Easement for Water Mains and Appurtenances, of record in Book 8197, page 338, said Register's Office for Davidson County, Tennessee.

Subject to a Storm water Detention Agreement, of record in Book 11078, page 919, said Register's Office for Davidson County, Tennessee.

HOA Charter of record in Instrument No. 200006060056067, Register's Office for Davidson County, Tennessee.

Subject to Plan of record in Book 9700, page 949, 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 **804 Tintern Abbott Drive, Nashville, Tn. 37211.**

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 December, 2000.

Fox Ridge Homes, Inc.

BY: _____
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 13 day of November, 2000.

NOTARY PUBLIC AT LARGE

NOTARY PUBLIC
BROOK CREWS
WILLIAMSON COUNTY, TENN.

My Commission expires: 10/01/03

RETURN TO:
RUDY TITLE AND ESCROW
2000 Glen Echo Road, #209
Nashville, TN 37215