WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/02/01 10:41 2pgs
Fees:11.00 Taxes:610.50

20010102-0000267

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Allison C. Marshall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2000.

Marjorie Rucker
Notary Public

My Commission Expires: 10/23/03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 216
FRANKLIN, TENNESSEE 37064 (615) 591-1156

My Commission Expires October 25, 2003

Address of New Owners As Follows:
Allison C. Marshall
6136 Tuckaleechee Lane
Antioch, Tennessee 37013

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

Map Parcel No.
181-030-A-082.00

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 **ALLISON C. MARSHALL, an unmarried woman**, 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.

Land in Davidson County, Tennessee being Lot No 82 on the Plan of Section Two, Indian Creek Estates, of record in Book 9700, pages 558 and 559, Register's Office for Davidson County, Tennessee, to which 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 Gregory S. Perrone, Trustee, of record in Book 11473, page 892 and re-recorded in Instrument #199912150303482, 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 9700, page 558, page 559, Register's Office for Davidson County, Tennessee.

c. Restrictive covenants contained in instrument of record in Book 10752, page 553; Book 11491, page 587; Book 11708, page 575; and Instrument #200007270074152, Register's Office for Davidson County, Tennessee.

d. Easement for Family Cemetery of record in Book 6549, page 403, Register's Office for Davidson County, Tennessee.

e. Storm Water Detention Agreement of record in Book 10729, page 380, Register's Office for Davidson County, Tennessee.

f. Homeowners' Association Charter of record in Book 11031, page 79, Register's Office for Davidson County, Tennessee.

g. Conveyance of Common Area of record in Book 11033, page 519, Register's Office for Davidson County, Tennessee.

h. All matters on PUD Boundary Plat of record in Book 9700, page 391, Register's Office for Davidson County, Tennessee.

i. By-Laws of record in Book 11033, page 509 and Instrument #200007270074153, 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 6136 Tuckaleechee Lane, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, state, 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 28th 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 28 day of December, 2000.

NOTARY PUBLIC

WILLIAMSON COUNTY

My Commission expires: 10/01/02