WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$134,136.00~~ 122,735.00 RM

Affiant

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

Notary Public

My Commission Expires: 6-26-2002
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/05/01 12:06 2pgs
Fees:11.00 Taxes:454.12

20010105-0001755

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:
Racheal N. McHaney
759 Tulip Grove Road, Unit 1503
Hermitage, Tennessee 37076

Send Tax Bills To:
SAME

Map Parcel No.
075-12-0-C-004.00CO

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 **RACHEAL N. MCHANEY, 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.

Being Lot No. 1503 on the Resubdivision of Phase One, Brookside Park Townhomes, a horizontal property regime with private elements, of record in Instrument #200001070002402, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Fox Ridge Homes, Inc., by special warranty deed from Larry Powell Builders, Inc., of record in Instrument #200008290085292, 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 Instrument #200001070002402, Register's Office for Davidson County, Tennessee.

c. Easement for Metro Government of record in Book 4126, page 977, Register's Office for Davidson County, Tennessee.

d. Restrictive covenants contained in instrument of record in Book 11653, page 251 and Instrument #200007180070532, Register's Office for Davidson County, Tennessee.

e. By-Laws of record in Book 11653, page 273, Register's Office for Davidson County, Tennessee.

f. Homeowners' Association Charter of record in Book 11653, page 249, Register's Office for Davidson County, Tennessee.

g. 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 759 Tulip Grove Road, Unit 1503, Hermitage, Tennessee 37076

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 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.

Ashley Brock Crews
NOTARY PUBLIC

My Commission expires: 10/01/03