Davidson County DEEDWARR
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Fees:11.00 Taxes:879.16
20010110-0003299

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 237,610.00

Affiant

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

Notary Public

My Commission Expires: 7/23/2003
(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:	Send Tax Bills To:	Map Parcel No.
David A. Williams and Linda M. Williams 1481 Timber Ridge Circle Nashville, Tn 37211	Mortgage Edge Corp. 1355 Beverly Rd. #330 McLean, VA. 22101	PO 172 04 0-A 045.00

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 **David A. Williams and Linda M. Williams, 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. 45 on the plan of Phase Two, Highlands of Brentwood (formerly Brentwood Highlands), of record in Instrument # 200002090013331, 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 Highlands of Brentwood, LLC, of record in Instrument No. 2000 081700 81461, 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.

All matters of record in Instrument No.200002090013331, Register's Office for Davidson County, Tennessee.

Restrictive covenants and declaration of covenants, conditions and restrictions of record in Book 11189, page 612, Book 11356, page 815, Book 11629, page 906, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer/Storm drainage of record in Book 7461, page 773 and Book 7461, page 805, Register's Office for Davidson County, Tennessee.

Easement of Ingress and Egress of record in Book 11189, page 612, Register's Office for Davidson County, Tennessee

Easement for Bell South of record in Book 11608, page 467, Register;s Office for Davidson County, Tennessee.

By-Laws of record in Book 11356, page 840, Register's Office for Davidson County, Tennessee.

Quit-Claim Deeds for Open space of record in Book 11629, page 909 and Instrument No. 200004070035205, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 11595, page 872, 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 1481 Timber Ridge Circle, Nashville, Tn .

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.

BETSY BROOK CREWS NOTARY PUBLIC WILLIAMSON COUNTY TENNESSEE

NOTARY PUBLIC

My Commission expires: 10/01/02