Davidson County DEEDWARR
Recvd: 11/12/01 11:03 2pgs
Fees:13.00 Taxes:118.40

20011112-0123782

JOYCE JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 2001

Notary Public

MY COMMISSION EXPIRES: 11-29-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fox Ridge Homes, Inc. (NAME)	Same (NAME)	181-03-A-106.00CO
Lot 106, Indian Creek Estates (ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Eugene T. Collins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fox Ridge Homes, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 106 on the Plan of Section Four, Indian Creek Estates, of record in Plat Book 11700, page 15, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Gregory S. Perrone, Trustee, by deed from Benedict Marino and wife, Catherine M. Marino, of record in Book 10165, Page 735, Register's Office for Davidson County, Tennessee. Thence conveyed to Eugene T. Collins by Quit Claim Deed from Gregory S Perrone of record in Instrument No. 20011112-0123781, Register's Office for Davidson County, Tennessee.

Taxes for 2001, a lien, but not yet due and payable. All matters appearing on the plan of Section Four, Indian Creek Estates, of record in Plat Book 11700, page 15; Alll matters appearing on the P.U.D. Boundary Plat of record in Plat Book 9700, Page 391; Declaration of Covenants, Conditions, and Restrictions for Indian Creek Estates including but not limited to easements, assignments, special assessments, charges and liens, contained in an instrument of record in Book 10752, Page 553 and Book 11708, Page 575; By-Laws of Indian Creek Estates Homeowner's Association, Inc. of record in Book 11033, page 509; Charter of Indian Creek Homeowners' Association, Inc. Homeowner's Association, Inc. of record in Book 11031, page 79; Storm Water Detention Agreement of record in Book 10729, Page 380; Easement for family cemetery for Richard J. Byrd and wife, and their decendants and immediate families of record in Book 6549, Page 403, all of record in the Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as Lot 106, Indian Creek Estates, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 persons 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 this 31st day of October, 2001

Eugene T. Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene T. Collins

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of October 2002.

Commission expires 11-29-03

Joyce Jordan
Notary Public

JOYCE JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

My Commission Expires NOV. 29, 2003

WARRANTY DEED

FROM

Eugene T. Collins

TO

Fox Ridge Homes, Inc.

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027