Davidson County DEEDWARR
Recvd: 03/13/03 10:39 3pgs
Fees:17.00 Taxes:0.00

20030313-0033929

OFFICE OF REGISTER OF DEEDS
FOR WILLIAMSON COUNTY,
TENNESSEE

I hereby certify that this is a true copy

of originial instrument filed in my office,

in Book 1643 *Page* 904 .

This 11th *day of* March *20*03 .

SADIE WADE, Register of Deeds
By Kae Owens *D.C.*

COUNTY REGISTER

Mail To: Settlement Services of Tennessee, LLC
Union Planter Bank Building
121 First Avenue South
Franklin, TN 37064

Sidwell

BK 1643 PG 904

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,510.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF March 19 99

Notary Public

My Commission Expires: 9-11-2000
(AFFIX SEAL)

RUSSELL JOHN MCCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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.
Jeremy D. Johnson and wife, Amy D. Johnson 2345 Benay Road Nashville, TN 37214	PNC Mortgage Corp. of America 320 Interstate North Parkway, Suite 300 Atlanta, GA 30339	Map 52-13-B Parcel 101

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in had paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **FOX RIDGE HOMES, INC., A/K/A NVR FOX RIDGE, INC.** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **JEREMY D. JOHNSON AND WIFE, AMY D. JOHNSON,** 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 Unit No. 139 of the First Revision of the Condominium Site Plan of River Glen, a Planned Unit Development, Phase IV, Section 1 of record in Plat Book 9700, page 283, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to NVR Fox Ridge, Inc., by special warranty deed from Fox Ridge Homes, Inc., of record in Book 10666, Page 317, Register's Office for Davidson County, Tennessee. The said NVR Fox Ridge, Inc. N/K/A Fox Ridge Homes, Inc.

This conveyance is made subject to:

Restrictive Covenants of record in Book 6762, page 208, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 7565, page 571 and supplemented in Book 10630, page 501, Register's Office for Davidson County, Tennessee.

All matters shown on the Plan for River Glen, Phase One, of record in Book 6900, page 650 and amended in Book 6900, page 671, said Register's Office.

Deed of conveyance to The Metropolitan Government of Nashville and Davidson County, Dept. of Water and Sewerage Services, of record in Book 7061, page 272, and in Book 7061, page 196, 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 2345 Benay Road Nashville, TN 37214

N50045

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 OUR HANDS this 20th day of March, 19 98

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 a Notary Public within and for the State and County aforesaid, personally appeared 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 by the said Deborah P. Buford as such Vice-President.

Witness my hand and official seal at office at Franklin, Tennessee on this the 20th **day of** March **19** 98.

My commission expires 9-1-20

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

State of Tennessee, County of WILLIAMSON
Received for record the 25 day of
MARCH 1998 at 11:50 AM. (RECH 259680)
Recorded in official records
Book 1643 Page 904- 905
Notebook 59 Page 341
State Tax $ 320.09 Clerks Fee $ 1.00,
Recording $ 8.00, Total $ 329.09,
Register of Deeds SADIE WADE
Deputy Register KAREN OWENS