THIS CERTIFIED COPY OF THE ORIGINAL DOCUMENT IS BEING RE-RECORDED TO CORRECT
See further, Instrument of Correction in Book 11171, Page 370, said Register's Office.
* THE LEGAL DESCRIPTION

BOOK 10937 PG 950

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/29/03 15:00 3pgs
Fees:17.00 Taxes:0.00

20030429-0057333

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 171,020.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May, 19 03

Notary Public

My Commission Expires: 10-12-04
(AFFIX SEAL)

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

Mail 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.
James F. Woodruff, Jr. and wife, Jamie R. Woodruff 7949 Boone Trace Drive Nashville, TN 37221	NVR Mortgage Finance, Inc. P. O. Box 999 Pittsburgh, PA 15281	Map 126-15-O-A PARCEL 124

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 JAMES F. WOODRUFF, JR. AND WIFE, JAMIE R. WOODRUFF, 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.

SEE ATTACHED EXHIBIT "A"

JFW JRW

[illegible] record in Plat Book 7900, page 657, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete 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 9342, page 312, as re-recorded in Book 9735, page 931, Book 7265, page 657, Book 10032, page 813 and Book 10306, page 817, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Plat Book 9700, page 316, said Register's Office.

Subject to easements of record in Book 9665, page 420 and Book 8992, page 62, said Register's Office.

Subject to H.O.A. Charter of record in Book 9607, page page 534, said Register's Office.

Taxes for the year 1998 and subsequent years, a lien, not yet due and payable.

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 7949 Boone Trace Drive Nashville, TN 37221

98 MAY 19 PM 12:42
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0439880
IDENTIFICATION REFERENCE

403 19 01.01 CHECK 641.

P.A. Receipt: Free Printing Print Time: 4/24/03 10:29:45 AM Instr. No: 199805190937950 P.A. Customer: CERTIFIED COPY

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 15th day of May, 1998

Fox Ridge Homes, Inc.

By: Alphonse H. Davis, CEO

Attest: Deborah P. Buford, Vice-President

STATE OF TENNESSEE

COUNTY OF

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 15th day of May, 1998.

My commission expires 9-11-2000 Notary Public

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

JFW JFW

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 263 on the Plan of Section Two, Boone Trace at Biltmore of record in Book 9700, Pages 316 & 317, amended by Surveyor's Certificate of Correction in Book 10995, Page 618, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Print Time: 4/24/03 10:29:45 AM Instr. No: 199805190937950 P.A. Customer: CERTIFIED COPY

I hereby certify that this is a true copy of
the original Instrument filed in my office
In Book 10937 Page 950
This 24th day of April 20 03
BILL GARRETT Register of Deeds
By T. Seay
Deputy Register

