ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Fox Builders, Inc.	Fox Builders, Inc.	MAP 117-1
5825 Old Harding Road	5825 Old Harding Road	P/O Par 40
Nashville, Tennessee 37205	Nashville, Tennessee 37205	

WARRANTY DEED BOOK 5271 PAGE 271

For and in consideration of the sum of Ten and no/100 ($10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, we, THOMAS L. CUMMINGS, JR. and wife, ANN J. CUMMINGS have bargained and sold, and by these presents do transfer and convey unto FOX BUILDERS, INC., the GRANTEES herein, its heirs, assigns and successors, a certain tract of land in Davidson County, State of Tennessee, described as follows:

Tract of land in the First Civil District, Davidson County, Tennessee, being lot numbers 1, 2, 4, 5, 6 and 7 and reserved parcel on the plan of Hanover Square, recorded in Book 5200, Page 39, R.O.D.C., Tennessee;

Lots 1, 2 and 7 and reserved parcel being more particularly described by a survey dated April 4, 1978 by Miller, Wihry & Lee, Inc. as follows:

Beginning at a point in the south margin of Woodlawn Drive, the common corner between lot numbers 2 and 3; thence, with the said margin S 88° 16' 09" E a distance of 227.50' to a concrete monument; thence, leaving said margin S 02° 03' 03" W a distance of 369.20' to a concrete monument in the margin of Cantrell Avenue; thence, with Cantrell Avenue N 88° 16' 09" W a distance of 25.00' to a point; thence, S 02° 03' 03" W a distance of 20.39' to a point; thence, N 88° 16' 09" W a distance of 214.90' to a point; thence, N 00° 04' 44" E a distance of 60.00' to a point; thence, S 88° 16' 09" E a distance of 48.12' to the common corner of lot 3, 7 and the reserved parcel; thence, N 00° 4' 44" E a distance of 140.93' to a point; thence, N 88° 16' 09" W a distance of 27.75' to a point; thence, S 01° 43' 51" W a distance of 188.73' to the point of beginning, containing 84,425 sq. ft. or 1.94 acres more or less.

Lots 4, 5 and 6 being more particularly described by a survey dated April 4, 1978 by Miller, Wihry and Lee, Inc. as follows:

Beginning at a concrete monument at the intersection of the east margin of Wilson Avenue and south margin of Woodlawn Drive; thence, with the south margin of Woodlawn Drive S 88° 16' 09" E a distance of 205.00' to the common corner of lot 3 and 4; thence, S 01° 43' 51" W a distance of 188.73' to a point; thence, N 88° 16' 09" W a distance of 31.86' to a concrete monument; thence, S 00° 04' 44" W a distance of 200.93' to a point, the common corner between lots 3 and 6; thence, N 88° 16' 09" W a distance of 181.11' to a concrete monument in the east margin of Wilson Avenue; thence with said margin N 02° 03' 03" E a distance of 389.59' to the point of beginning, containing 74,471 sq. ft. or 1.71 acres.

Being part of the same property conveyed to Thomas L. Cummings, Jr. and wife, Ann J. Cummings, by deed which is recorded in Book 3373, page 612, of the Register's Office, Davidson County, Tennessee.

This conveyance is made subject to 1978 property taxes which have been prorated and assumed by the GRANTEE.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the

said GRANTEE, its heirs, successors and assigns, forever. And we do covenant with the said GRANTEE 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 GRANTEE, its heirs, successors and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 7 day of April, 1978.

Thomas L. Cummings, Jr.
THOMAS L. CUMMINGS, JR.

Ann J. Cummings
ANN J. CUMMINGS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Virginia Phillips, a Notary Public in and for said County and State, the within named Thomas L. Cummings, Jr. and wife, Ann J. Cummings, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of April, 1978.

Virginia Phillips
NOTARY PUBLIC

My commission expires: 7-8-79

APR 10 CONV. * .00 250,000.00
APR 10 STAX B* 650.00
APR 10 PR'FEE B* .50
APR 10 RECD B* 4.00 * 654.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ 250,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 7th day of April, 1978.

Virginia Phillips
Notary Public

My commission expires: 7-8-79

THIS INSTRUMENT PREPARED BY:

HARWELL BARR MARTIN & SLOAN
400 Home Federal Building
Nashville, Tennessee 37219

IDENTIF. REFERENCE

APR 10 10 49 AM '78

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