WARRANTY DEED

File 41

BOOK 6709 PAGE 987

FROM: Robert N. Buchanan III, Successor Trustee, Grantor

TO: Fox Ridge Company, a Limited Partnership Grantee

This Instrument Prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

Fox Ridge Homes, Inc.
5115 Maryland Way #300
Brentwood, Tennessee 37027

Send Tax Bills To: Same

Map-Parcel Numbers

Map 136-14, parcels 170 thru 182

Field Book Numbers

2D-73838 thru 2D-73850

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Ninety-Five Thousand Dollars ($195,000.00).

Phillip L Stinson
Affiant

SUBSCRIBED AND SWORN TO before me, this the 14th day of November, 1985.

Deborah P. Buford
Notary Public

My Commission Expires: 1-19-88

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, Robert N. Buchanan, III Successor Trustee (pursuant to an agreement dated June 8, 1983 from George W. Holder, Jr.), Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Fox Ridge Homes, Inc., Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lots 200, 201, 202, 203, 204, 205, 206, 207, 208, 209 and 210 on the Plan of Harbor Gate, Section Two, Revised of record in Book 6250, page 33, Register's Office for Davidson County, Tennessee and Lots 199 and 211 on the Plan of Resubdivision of Harbor Gate Section Two of record in Book 6200,

page 283 said Register's Office. Being part of the property conveyed to Grantor by deed from Hoboco, Inc., Trustee, of record in Book 6446, page 646, said Register's Office, and all of the property conveyed to Grantor by deed from J. Melvin Jones and wife Hazel Jones of record in Book 6594, page 269, said Register's Office.

This is unimproved property, known as Starboard Court, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1985 taxes which have been prorated and will be paid by Grantee.

2. Restrictive covenants of record in Book 6366, page 494.

3. Setback lines and easements as shown on the Plan of Record recorded in Book 6250, page 33 and Book 6200, page 283, said Register's Office.

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 successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his successors in trust, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

George W. Holder, Jr. joins in this instrument to evidence his consent to this conveyance.

Witness our hands this 14th day of November, 1985.

Robert N. Buchanan III, Successor Trustee

ROBERT N. BUCHANAN III
Successor Trustee

GEORGE W. HOLDER, JR.

53251

IDENTIFICATION REFERENCE

Nov 15 9 49 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, ROBERT N. BUCHANAN, III 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, at Office, this 14th day of November, 1985.

Deborah P. Buford
Notary Public

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, GEORGE W. HOLDER, JR., 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, at Office, this 14th day of November, 1985.

Deborah P. Buford
Notary Public

My Commission Expires: 1-19-88

0478R/11-14-85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6709 PAGE 990

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

195000.00- CONT.
507.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 516.50-
6990A11/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53251

IDENTIFICATION REFERENCE

Nov 15 9 40 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 192189