WARRANTY DEED

BOOK 6870 PAGE 986

File Box 41

FROM: Robert N. Buchanan, III, Successor Trustee, and George W. Holder, Jr., Grantors

TO: Fox Ridge Company, a Tennessee limited partnership, Grantee

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

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Fox Ridge Company c/o Fox Ridge Homes, Inc. 5115 Maryland Way Suite 300 Brentwood, Tennessee 37027	Same	136-14 Parcels 116, 118 184

Field Book Numbers

2D68148
2D68044
2D73852

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Forty-Five Thousand Dollars ($45,000.00).

Robert Dudley Smith, Jr.
Affiant

SUBSCRIBED AND SWORN TO before me, this the 23RD day of May, 1986.

Deborah P. Byford
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 is hereby acknowledged, Robert N. Buchanan, III, Successor Trustee (pursuant to an agreement dated June 8, 1983 from George W. Holder, Jr.) and George W. Holder, Jr., as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Fox Ridge Company, a Tennessee limited partnership, as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lots 3, 4 and 5 on the Plan of Harbor Gate, Section 5, of record in Book 6200, page 400, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Robert N. Buchanan, III, Successor Trustee, by deed from Hoboco, Inc., Trustee of record in Book 6446, page 646 and part of the property conveyed to George W. Holder, Jr. by deed from Thomas E. Drumright and wife, Barbara A. Drumright, of record in Book 6721, page 276, 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 1986 taxes which have been prorated and will be paid by Grantee.

2. Restrictive covenants contained in instrument of record in Book 6366, page 494, said Register's Office.

3. The Plan of record in Book 6200, page 400, said Register's Office, shows an Owner's Certificate, certain easements and setback lines to which reference is hereby made.

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 Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have 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 Grantors do further covenant and bind Grantors, their heirs, successors, 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.

Barbara Holder joins in this instrument to convey her marital rights, if any, in and to the property.

Witness our hands this 23 day of May, 1986.

Robert N. Buchanan III Trustee
ROBERT N. BUCHANAN, III, Trustee

GEORGE W. HOLDER, JR.

Barbara Holder
BARBARA HOLDER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna W. Murrah, a Notary Public of said County and State, ROBERT N. BUCHANAN; III, Trustee, 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 21st day of May, 1986.

Donna W. Murrah
Notary Public

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna W. Murrah, 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 23 day of May, 1986.

Donna W. Murrah
Notary Public

My Commission Expires: 3/8/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna W. Murrah, a Notary Public of said County and State, BARBARA HOLDER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 23rd day of May, 1986.

Donna W. Murrah
Notary Public

My Commission Expires: 3/8/89

0.5.3 5.1:

IDENTIFT REFERENCE

MAY 29 3 39 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1418R/5-21-86

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6870 PAGE 990

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			45000.00- CAMT.	
			117.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 129.50-	
9406A	05/29/86	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.5.3.5.1.

IDENTIFICATION REFERENCE

MAY 29 3 39 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253116