BOOK 7042 PAGE 331

FILE BOX 3

This instrument prepared by:
George E. Copple, Jr., Esq.
2100 One Commerce Place
Nashville, TN 37239

WARRANTY DEED

ADDRESS OF NEW OWNER:	NAME OF MORTGAGEE	MAP/PARCEL NO.:
Send Tax Bills to: Fox Ridge Company, a Limited Partnership 5115 Maryland Way #300 Brentwood, TN 37027	NONE	Map 161 Parcel 77.1

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, GEORGE T. HICKS and wife, SALLIE R. HICKS, the "Grantors," have bargained and sold, and by these presents do transfer and convey unto the said FOX RIDGE COMPANY, a Limited Partnership, the "Grantee," its successors and assigns, that certain land in Davidson County, State of Tennessee, described in the attached Legal Description.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its 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, except for current property taxes and except as set out above. 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 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 7th day of November, 1986.

GEORGE T. HICKS

SALLIE R. HICKS

64081

IDENTIFICATION REFERENCE

Nov 18 8 23 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George T. Hicks and Sallie R. Hicks, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, this 7th day of November, 1986.

Nancy A. Barge
NOTARY PUBLIC

My commission expires: November 12, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $158,400.00. 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 November, 1986.

Nancy A. Barge
NOTARY PUBLIC

My commission expires: November 11, 1989

LEGAL DESCRIPTION

BEGINNING in a point in the easterly margin of Amalie Drive, said point being in a northwesterly direction 299 feet, more or less, from the centerline intersection of Old Hickory Boulevard and Amalie Drive;

THENCE, with said margin of Amalie Drive, S 03° 41' 30" E, 58.00 feet to a point;

THENCE, southeasterly with a curve to the left, 12.00 feet to a point, said curve having a central angle of 02° 29' 09", a radius of 276.67 feet, a tangent of 6.00 feet, and a chord bearing S 04° 55' 30" E, 12.00 feet;

THENCE, leaving said margin, S 86° 18' 30" W, 160.26 feet to a point;

THENCE, S 03° 41' 30" E, 117.45 feet to a point;

THENCE, southwesterly with a curve to the right, 261.10 feet to a point, said curve having a central angle of 136° 00' 00", a radius of 110.00 feet, a tangent of 272.26 feet, and a chord bearing of S 64° 18' 30" W, 203.98 feet;

THENCE, N 47° 41' 30" W, 275.62 feet to a point in the southerly margin of Village Way;

THENCE, with said margin of Village Way, N 41° 18' 30" E, 39.93 feet to a point;

THENCE, northeasterly with a curve to the right, 180.64 feet to a point, said curve having a central angle of 45° 00' 00", a radius of 230.00 feet, a tangent of 95.27 feet, and a chord bearing of N 63° 48' 30" E, 176.03 feet;

THENCE, continuing along said margin, N 86° 18' 30" E, 319.72 feet to a point;

THENCE, southeasterly with a curve to the right, 47.12 feet to the point of beginning, said curve having a central angle of 90° 00' 00", a radius of 30.00 feet, a tangent of 30.00 feet, and a chord bearing of S 48° 41' 30" E, 42.43 feet.

Containing 105,894 square feet, or 2.43 acres, more or less.

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

RECEIVED OF _____

FOR _____

BOOK 7042 PAGE 334

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

150400.00- CAMT.
443.52 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 453.02-
6944A1 11/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6408 1.

IDENTIFICATION REFERENCE

Nov 18 8 23 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 12886