88-A020

This instrument prepared by
Ervin M. Entrekin, Attorney,
21st Floor, First American Center,
Nashville, Tennessee 37238

BOOK 7562 PAGE 974

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:

C & S Builders, Inc.
Suite 300
5115 Maryland Way
Brentwood, Tennessee 37027

SEND TAX BILLS TO:

SAME

MAP PARCEL NOS.

Part of
Par. No. 150 25

FOR Ten Dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

Fox Ridge Company, a Tennessee Limited Partnership, acting by and through its duly authorized General Partner, Fox Ridge Homes, Inc. has bargained and sold and by these presents does transfer and convey unto C & S BUILDERS, INC., a Tennessee corporation, its successors and assigns, a tract or parcel of land in Davidson County Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, consisting of 17.07 acres in the 1st Civil District lying generally east of Murfreesboro Road and North of Hamilton Church Road and being more particularly described on Exhibit "A" attached hereto. CK 9.00

BEING the property conveyed to Fox Ridge Company, a Tennessee Limited Partnership by deed of Record in Book 7079, page 426, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a 140-foot wide Columbia Gulf Gas Transmission Company easement, a 20-foot wide sanitary sewer easement, a 10-foot wide drainage easement, all recorded encumbrances and 1988 taxes.

TO HAVE AND TO HOLD said tracts and lots with the appurtenances, estate, title and interest thereto belonging, to the said C & S Builders, Inc., a Tennessee corporation, its successors and assigns forever, and Fox Ridge Company does covenant with the said C & S Builders, Inc. that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except as otherwise noted hereinabove.

And Fox Ridge Company does further covenant and bind himself, its successors and assigns to warrant and forever defend the title to said land to the said C & S Builders, Inc., its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this deed has been executed this 30th day of May, 1988.

FOX RIDGE COMPANY, a Tennessee Limited Partnership

BY: FOX RIDGE HOMES, INC., General Partner

BY: Alphonse H. Davis
ALPHONSE H. DAVIS, PRESIDENT

The Transfer Tax on the consideration shown has been paid on the Deed recorded in Book 7562, Page 934, Register's Office for Davidson County, Tennessee.

DUPLICATE
Tax paid on this
in the amount of 12.32
on Instrument #36645
Recorded in Davidson
County Register's Office
Date 6-3-88
Dep. Reg.
W.W.

RUSH

JUN 3 3 40 PM '88
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

36646

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ New York

The actual consideration or value whichever is greater for this transfer is $ 4,400,000.00 .

Subscribed and sworn to before me, this the 31st day of May, 1988.

Neville C. Rose
AFFIANT

Diane Linder Lavine
NOTARY PUBLIC

DIANE LINDER LAVINE
Notary Public, State of New York
No. 31-4684162
Qualified in New York County
Commission Expires Jan. 31, 19 89

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared ALPHONSE H. DAVIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath, acknowledged himself to be the President of FOX RIDGE HOMES, INC., the General Partner of FOX RIDGE COMPANY, the within named bargainor, a Tennessee Limited Partnership, and that he as such president of Fox Ridge Homes, Inc., executed the foregoing instrument for the purpose therein contained by signing the name of the partnership as such general partner.

WITNESS my hand and official seal at office at Nashville, Tennessee, this the 30th day of May, 1988.

Patty J. Welch
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-21-90 .

SURVEYOR'S DESCRIPTION

EXHIBIT "A"

Portion of Lot 66
Forest View Park

A parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, lying generally east of Murfreesboro Road and north of Hamilton Church Road and being more particularly described as follows:

BEGINNING at a point in the northerly margin of Hamilton Church Road, said point being easterly 80 feet from the east margin of Owendale Drive;

THENCE, with the easterly line of Forest View Section VII as of record in Book 6900, Page 162, R.O.D.C., Tennessee, the following calls:

THENCE, N 04° 06' 07" E, 140.00 feet to a point;
THENCE, N 85° 53' 53" W, 50.00 feet to a point;
THENCE, N 04° 06' 07" E, 60.00 feet to a point;
THENCE, S 85° 53' 53" E, 50.00 feet to a point;
THENCE, N 08° 09' 18" E, 99.84 feet to a point;
THENCE, N 02° 00' 19" E, 73.32 feet to a point;
THENCE, N 08° 01' 33" W, 12.99 feet to a point;
in the southwest corner of Forest View Park, Section VIII, as of record in Book 6900, Page 633, R.O.D.C., Tennessee;

THENCE, with Forest View Park, Section VIII, southerly line, N 78° 57' 10" E, 277.19 feet to its southeast corner,

THENCE, with Forest View Park, Section VIII, easterly the following calls;

THENCE, N 03° 28' 26" E, 151.57 feet to a point;
THENCE, N 24° 24' 51" W, 56.42 feet to a point;
THENCE, N 78° 57' 10" W, 104.32 feet to a point;
THENCE, N 03° 28' 26" E, 196.26 feet to a point;
THENCE, N 06° 25' 04" E, 176.84 feet to a point;
THENCE, N 03° 28' 26" E, 168.89 feet to a point;
THENCE, N 39° 11' 01" W, 363.05 feet to a point in the southeasterly margin of Calais Circle;

THENCE; with the said southeasterly margin of Calais Circle, N 50° 48' 59" E, 16.45 feet to a point;

THENCE, along a curve to the right having a central angle of 04° 14' 10" and a radius of 205.00 feet, a distance of 15.16 feet, and a chord of N 52° 56' 04" E, 15.15 feet to a point;

THENCE, leaving said margin, N 34° 56' 51" W, 200.81 feet to a point in the southeasterly line of Forest View Park, Section V, as of record in Book 6250, Page 458, R.O.D.C., Tennessee;

THENCE, with said southeasterly line, N 48° 30' 14" E, 377.20 feet to a point in the southwesterly line of Cherry Hills, Section XII, as of record in book 6250, Page 174, R.O.D.C., Tennessee;

THENCE, with said southwesterly line, S 38° 07' 42" E, 497.56 feet to a point;

THENCE, S 88° 48' 09" E, 35.00 feet to a point;

THENCE, leaving said line, S 03° 28' 26" W, 1600.88 feet to a point in the northerly margin of Hamilton Church Road;

THENCE, with said northerly margin, N 85° 53' 53" W, 549.24 feet to the point of beginning.

Containing 743,443 square feet or 17.07 acres, more or less.

The above described property is subject to the following:

1. A 140-foot wide Columbia Gulf Gas Transmission Company easement.
2. A 20-foot wide sanitary sewer easement.
3. A 10-foot wide drainage easement.

BARGE, WAGGONER, SUMNER AND CANNON
File 9524
May 28, 1988