88-4120

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

BOOK 7562 PAGE 981

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
C & S Builders, Inc. Suite 300 5115 Maryland Way Brentwood, Tennessee 37027	SAME	Map & Par. No. 150-9-217

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, being Lot No. 145 on the Plan of Forest View Park, Sction V, Phase 1, as of record in Plat Book 6250, page 203, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING the property conveyed to Fox Ridge Company, a Tennessee Limited Partnership by Deed of Record in Book 7413, page 366, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to restrictions and easements of record; Deed of Trust of record in Book 6653, page 912, and all matters appearing on the Plan of record in Plat Book 6250, page 203, Register's Office for Davidson County, Tennessee, 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 30 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 12.320.00
as Instrument # 36649
recorded in Davidson
County Registers Office
Date 6-3-88
Dep. Reg.

RECD

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

JUN 3 3 42 PM '88

IDENTIFICATION REFERENCE

36649

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 21st day of May, 1988.

Neville C. Kean
AFFIANT

Diane Linder Lavine
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

DIANE LINDER LAVINE
Notary Public, State of New York
No. 31-4684182
Qualified in New York County
Commission Expires Jan. 31, 19__

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 ____ day of May, 1988.

Patty A. Welch
NOTARY PUBLIC

PATTY A. WELCH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 1-21-90 .