LNFC 434
FWN 09-15-88
3 LOTS 69,72,78
WOODLAND HILLS, NASHVILLE
DAVIDSON COUNTY, TENNESSEE
FOX RIDGE HOMES, INC.
VISTA PROJECT #7554

BOOK 7666 PAGE 139

This instrument was prepared by:

Cumberland Title Company
25 Century Boulevard
Suite 405
Nashville, Tennessee 37214

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
Sep 30 12 38 PM '88
IDENTIFICATION REFERENCE
2601 09/30 0101 03CHECK 166.31
7.2 4 1.8

STATE OF GEORGIA

COUNTY OF FULTON

The actual consideration or value, whichever is greater, for this transfer is Forty Five Thousand -Seven Hundred and Fifty and No/100 Dollars ($45,750)

Alexander L. Buck

SUBSCRIBED AND SWORN TO before me, this 16th day of September, 1988.

Notary Public, State of Georgia

My Commission Expires: Notary Public, Dekalb County, Georgia My Commission Expires Dec. 27, 1988

Address New Owner(s) as Follows:	Send Tax Bills To;	Map-Parcel Numbers
VISTA MORTGAGE & REALTY, INC. 2001 Bryan Tower Suite 3500 Dallas, Texas 75201	Same	Pt. of 134-63 Field Book Numbers

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Forty Five Thousand - Seven Hundred and Fifty and No/100 Dollars ($45,750.00), the receipt and sufficiency of which are hereby acknowledged, FOX RIDGE HOMES, INC. ("Grantor"), a Tennessee corporation having a mailing address of 5115 Maryland Way, Suite 300, Brentwood, Tennessee 37027, has BARGAINED and SOLD, and by these presents does TRANSFER and CONVEY unto the said VISTA MORTGAGE & REALTY, INC. ("Grantee"), a Delaware corporation having a mailing address of 2001 Bryan Tower, Suite 3500, Dallas, Texas 75201, its successors and assigns, all those certain 3 Lots ("Property") in Davidson County, State of Tennessee, being more particularly described on Annex "A" attached hereto and incorporated herein by reference.

Being a portion of the same property conveyed to Fox Ridge Homes, Inc. by deed from Vista Mortgage & Realty, Inc. of record in Book 7632, Page 954, Register's Office for Davidson County, Tennessee.

THIS conveyance is expressly made subject to the matters more particularly described on Annex "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, 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 the Property in fee simple, has a good right to convey it, and the same is unencumbered except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever lawfully claiming or to claim the Property or any part thereof, by, through, or under the Grantor, but not otherwise, except as to those matters set forth on Annex "B" hereto to which this conveyance is expressly made subject.

WITNESS ITS HAND this 16th day of September, 1988.

FOX RIDGE HOMES, INC.
a Tennessee corporation

BY: _____
Alphonse H. Davis
President

ATTEST: _____
Deborah P. Buford
Vice President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Alphonse H. Davis and Deborah P. Buford, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the President and Vice President of Fox Ridge Homes, Inc., a Tennessee corporation, and that they as such President and Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such President and Vice President.

WITNESS MY HAND AND SEAL OF OFFICE this 16 the day of September, 1988.

Anne H. McKnight
Notary Public, State of Tennessee

Anne H McKnight
(Notary's Name Typed or Printed)

(Notarial Seal)

My Commission Expires:

Jan 11, 1992

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BOOK 7666 PAGE 142

Annex "A"
To Special Warranty Deed

PROPERTY DESCRIPTION

Being 3 Lots consisting of 69, 72 and 78, Woodland Hills, Phase One, Nashville, Davidson County, Tennessee, according to the Plat thereof recorded in Book 6900, Page 666,667,668 and 669 in the Register's Office of Davidson County, Tennessee.

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Annex "B"
To Special Warranty Deed

PERMITTED ENCUMBRANCES

(1) Declaration of Covenants, Conditions and Restrictions of record in Book 7632, Page 947, et seq., in the Register's Office of Davidson County, Tennessee.

(2) All facts that would be disclosed by a comprehensive survey or inspection of the premises.

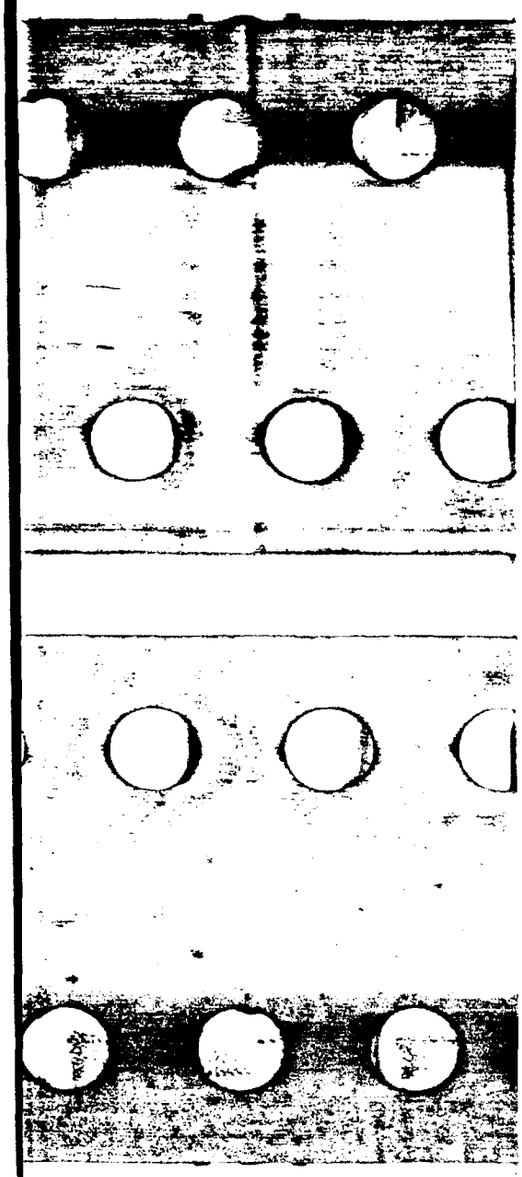
(3) General or special taxes and assessments (including rollback taxes) required to be paid in the year 1988 and subsequent years.

(4) Easement for road purposes, Right of Way of Paragon Mills Road, conveyed by Herman Jones and wife, Flora, to Davidson County, Tennessee of record in Book 3103, Page 37 in the Register's Office of Davidson County, Tennessee.

(5) Storm Water Detention Agreement of record in Book 7262, Page 338 in the Register's Office of Davidson County, Tennessee.

(6) Surveyor's Correction of record in Book 7564, Page 404 in the Register's Office of Davidson County, Tennessee.

(7) All matters which appear on the Plat of record in Book 6900, Pages 666, 667, 668 and 669 in the Register's Office of Davidson County, Tennessee.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7666 PAGE 144

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	45750.00
CON TX	150.81
PRFEE	0.50
WDEED	15.00
TOTAL	166.31
CHECK	166.31

09/30/88 01 12:35 0001 2601

7241.8

IDENTIFICATION REFERENCE

SEP 30 12 33 PM '88

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 139538