LNFC 434
FWM 09-15-88
3 LOTS 63,65,68
WOODLAND HILLS, NASHVILLE
DAVIDSON COUNTY, TENNESSEE
FOX RIDGE HOMES, INC.
VISTA PROJECT #7554

2602 09730 0101 03CHECK 166.31

BOOK 7666 PAGE 145

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 33 PM '88
IDENTIFICATION REFERENCE
7.2 4 1.9

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Forty Five Thousand - Seven Hundred and Fifty and No/100 Dollars ($45,750.00)

Alphonse H. Davis

Alphonse H. Davis, Affiant

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

Anne H. McKnight

Notary Public, State of Tennessee

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: June 11, 1992

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
FOX RIDGE HOMES, INC. 5115 Maryland Way Brentwood, Tennessee 37027 Attention: John E. Cain, III	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, VISTA MORTGAGE & REALTY, INC. ("Grantor"), a Delaware corporation having a mailing address of 2001 Bryan Tower, Suite 3500, Dallas, Texas 75201, has BARGAINED and SOLD, and by these presents does TRANSFER and CONVEY unto the said FOX RIDGE HOMES, INC. ("Grantee"), a Tennessee corporation having a mailing address of 5115 Maryland Way, Brentwood, Tennessee 37027, 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 Vista Mortgage & Realty, Inc. from William Ernest Jones and Steven Michael Jones, as Co-Executors of the Estate of James Frank Jones, III, and as Co-Trustees of Testamentary Trust established in the Will of James Frank Jones, III and William Ernest Jones, individually, and Steven Michael Jones, individually, by deed of record in Book 7008, Page 805 in the Register's Office fo 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.

VISTA MORTGAGE & REALTY, INC.
a Delaware corporation

BY: Alexander L. Buck

Alexander L. Buck
Second Vice President

STATE OF GEORGIA

COUNTY OF FULTON

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Alexander L. Buck, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Second Vice President of VISTA MORTGAGE & REALTY, INC., a Delaware corporation, the within named bargainor, and that he as such Second Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Second Vice President.

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

CHERYL A SISCEL NOTARY PUBLIC DeKalb County, Georgia

(Notarial Seal)

My Commission Expires:

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

Notary Public, State of Georgia

(Notary's Name Typed or Printed)

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FOX RIDGE HOMES, INC.
VISTA PROJECT #7554

Annex "A"
To Special Warranty Deed

PROPERTY DESCRIPTION

Being 3 Lots consisting of Lot 63, 65 and 68, Woodland Hills, Phase One, Nashville, Davidson County, Tennessee, according to the Plat thereof recorded in Book 6900, Pages 666, 667, 668 and 669 in the Register's Office of Davidson County, Tennessee.

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BOOK 7666 PAGE 149

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 fo 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.

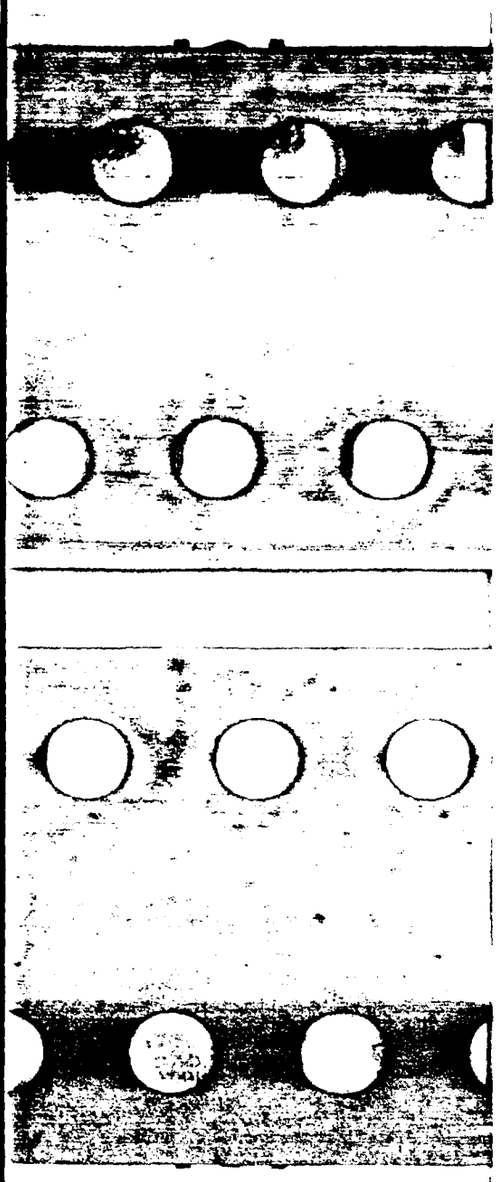
(5) Storm Water Detention Agreement of record in Book 7262, Page 338 in the Register's Office of Davidson County, Tennessee.

(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, Page 666, 667, 668,and 669 in the Register's Office of Davidson County, Tennessee.

(8) All Mechanics and Materialmen's Liens.

(9) Rights of parties in possession.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7666 PAGE 150

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

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

09/30/88 01 12:36 0001 2602

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.24 1.9.

IDENTIFICATION REFERENCE

Sep 30 2 03 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 139539