FILE BOX 38 FILE #8338

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 7691 PAGE 514

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FOX RIDGE HOMES, INC. (NAME)	NEW OWNER (NAME)	Map 155-8-0-B
5115 Maryland Way, Suite 300 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 37, 52, 53, 54, 55, 56,
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	57, 59, 60, 61, 62, 63

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE ZEITLIN GROUP, a Joint Venture composed of Martin Construction Company and Jeffrey Construction Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FOX RIDGE HOMES, INC., a Tennessee corporation

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 37, 52, 53, 54, 55, 56, 57, 59, 60, 61, 62, and 63 on the Plan of Phase I of South Colony at Riverbend, as of record in Plat Book 6900, page 271, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to The Zeitlin Group, a Joint Venture composed of Martin Construction Company and Jeffrey Construction Company, by deed from Colony Properties, a Tennessee Joint Venture, of record in Book 7018, Page 111, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and will be paid by the Grantor(s); (2) Restrictions of record in Book 5349, page 921, Book 6474, page 354, amended in Book 6486, page 588, and in Book 5896, page 257; (3) Easement of record in Book 6613, page 536; (4) Declaration of Covenants, Conditions and Restrictions of record in Book 7199, page 119; (5) By-Laws of record in Book 7199, page 135; and (6) All matters appearing on the Plan of record in Plat Book 6900, page 271, said Register's Office.

8.1261.

IDENTIFICATION REFERENCE

NOV 1 12 AM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

2867 11/01 0101 03CHECK 1016.30

unimproved (X)
This is improved ( ) property, known as (12 Lots) Lots 37, 52, 53, 54, 55, 56, 57, 59, 60, 61, 62, 63 South Colony, Riverbend, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of October, 1988

THE ZEITLIN GROUP
By: Martin Construction Company, Joint Venturer

By: Martin L. Zeitlin, President

STATE OF TENNESSEE
COUNTY OF _____ BOOK 7691 PAGE 515

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTIN L. ZEITLIN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of MARTIN CONSTRUCTION COMPANY, Joint Venturer of THE ZEITLIN GROUP, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 28th day of October, 1988.

My Commission Expires: 1/10/89

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 306,000.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 1988.

MY COMMISSION EXPIRES 1/10/89 (AFFIX SEAL)

_____
Notary Public

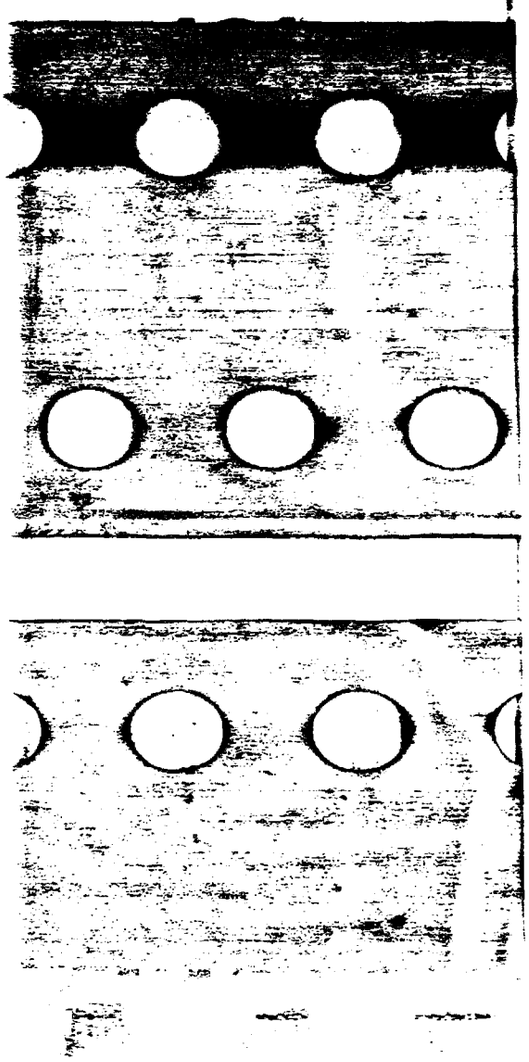
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM THE ZEITLIN GROUP

TO FOX RIDGE HOMES, INC.

PLEASE RETURN TO: FILE BOX 38
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7691 PAGE 516

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 306000.00
CON TX 1009.80
PRFEE 0.50
WDEED 6.00
TOTAL 1016.30
CHECK 1016.30

11/01/88 01 08:14 0001 2867

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88 11 26 IDENTIFICATION REFERENCE

NOV 1 12 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 149496