BOOK 7753 PAGE 937 file # 28

LNFC 40190434
FWM 01-12-89
10 Lots
Woodland Hills Nashville
Davidson County, Tennessee
Fox Ridge Homes, Inc.
Vista Project #7554

72 11 53 DEED TAX CHECK 584.75

This instrument was prepared by:

Fred W. Marsh, Jr., Esq.
Leonard Marsh Hurt Terry & Blinn
A Professional Corporation
2001 Bryan Tower, Suite 700
Dallas, Texas 75201-3095

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
Jan 18 2 09 PM '89
IDENTIFICATION
02314

STATE OF TEXAS §
§
COUNTY OF DALLAS §

The actual consideration or value, whichever is greater, for this transfer is One Hundred Seventy-Two Thousand Five Hundred and No/100 Dollars ($172,500.00).

Alexander L. Buck, Affiant

SUBSCRIBED AND SWORN TO before me, this the 13th day of January, 1989.

AMY EDGELL
Notary Public, State of Texas
My Commission Expires 6-27-90

Amy Edgell
Notary Public, State of Texas

My Commission Expires: 6-27-90

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
		Part of 134-63
FOX RIDGE HOMES, INC. 5115 Maryland Way Brentwood, Tennessee 37027 Attention: John E. Cain, III	Same	Field Book Numbers

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Hundred Seventy-Two Thousand Five Hundred and No/100 Dollars ($172,500.00), 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 10 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 of Davidson County, Tennessee, and from Fox Ridge Homes, Inc. by deed of record in Book 7666, Page 139 in the Register's Office of 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 13th day of January, 1989.

VISTA MORTGAGE & REALTY, INC.
a Delaware corporation

By _____
Alexander L. Buck
Vice President

STATE OF TEXAS §
§
COUNTY OF DALLAS §

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 Vice President of VISTA MORTGAGE & REALTY, INC., a Delaware corporation, the within named bargainor, and that he as such 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 Vice President.

WITNESS MY HAND AND SEAL OF OFFICE this 13th day of January, 1989.

AMY EDGELL
Notary Public, State of Texas
My Commission Expires 6-27-90

[Notarial Seal]

Amy Edgell
Notary Public, State of Texas

My Commission Expires:
6-27-90

Amy Edgell
(Notary's Name Typed or Printed)

LNFC 40190434
FWM 01-12-89
10 Lots
Woodland Hills, Nashville
Davidson County, Tennessee
Fox Ridge Homes, Inc.
Vista Project #7554

Annex "A"
To Special Warranty Deed

PROPERTY DESCRIPTION

Being 10 Lots consisting of Lots 38, 39, 40, 62, 64, 66, 67, 69, 72 and 78, 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.

Annex "A" To Special Warranty Deed - One Page Only

LNFC 40190434
FWM 01-12-89
10 Lots
Woodland Hills, Nashville
Davidson County, Tennessee
Fox Ridge Homes, Inc.
Vista Project #7554

Annex "B"
To Special Warranty Deed

PERMITTED ENCUMBRANCES

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

(2) General or special taxes and assessments (including rollback taxes) required to be paid in the year 1989 and subsequent years.

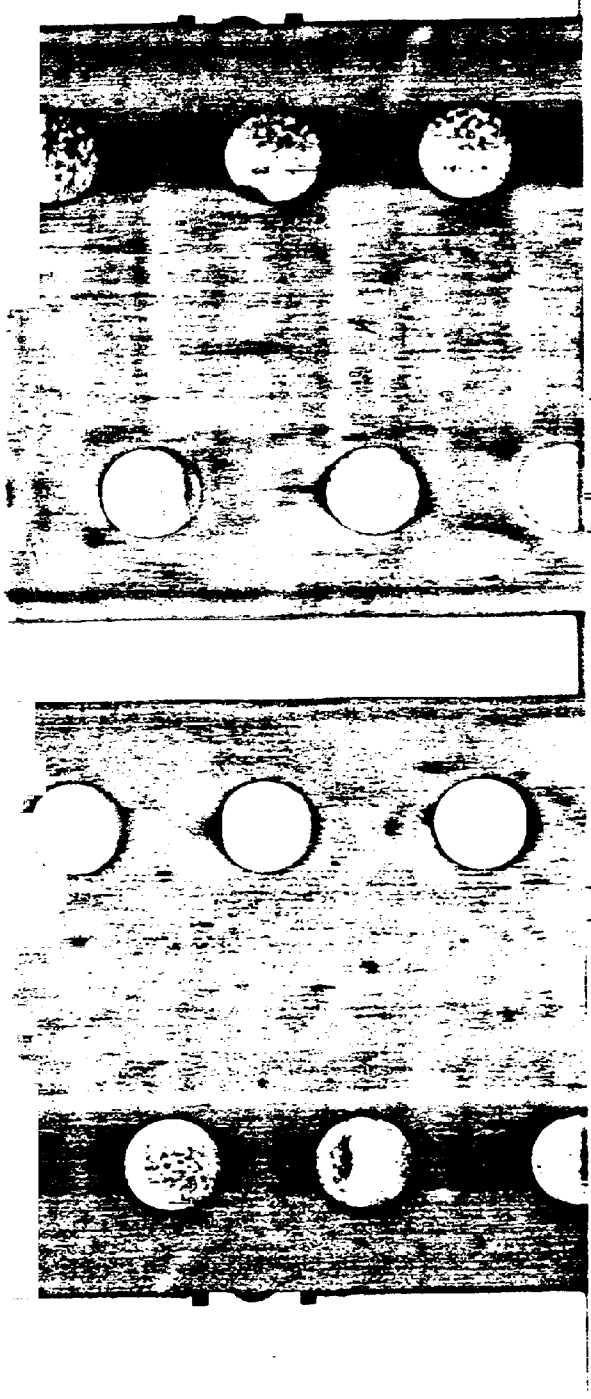
(3) Declaration of Covenants, Conditions and Restrictions of record in Book 7632, Page 947, et seq., in the Register's Office of Davidson County, Tennessee.

(4) 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.

(5) Storm Water Detention Agreement of record in Book 7262, Page 388 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) 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.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7753 PAGE 942

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				172500.00
			CON TX	569.25
			PRFEE	0.50
			WDEED	15.00
			TOTAL	584.75
			CHECK	584.75
01/18/89	01		14:10 0001	7241

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02314

IDENTIFI REFERENCE

JAN 18 2 08 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173888