This instrument prepared by:
George E. Copple, Jr.
Waller Lansden Dortch & Davis
2100 One Commerce Place
Nashville, TN 37239

BOOK 7770 PAGE 31

WARRANTY DEED

ADDRESS NEW OWNER:	NAME OF MORTGAGEE:	MAP/PARCEL NO.:
Fox Ridge Homes, Inc. 5115 Maryland Way # 300 Brentwood, Tennessee 37027	None	161-A-B Parts 52, 70, 71.

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, George T. Hicks and wife, Sallie R. Hicks, the "Grantors", have bargained and sold, and by these presents do transfer and convey unto the said Fox Ridge Homes, Inc., the "Grantee", its successors and assigns, that certain land in Davidson County, State of Tennessee, described as follows:

Being Lots No. 243, 261, and 262, as shown on the plat of Villages of Brentwood, Phase Six, of record in Book 6900, page 316, in the Register's Office for Davidson County, Tennessee. Reference is made to said plat for a more complete legal description.

Being part of the same property conveyed to George T. Hicks and wife, Sallie R. Hicks by installment deed from Third National Bank in Nashville, of record in Book 5489, page 6, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Declaration of Covenants, Conditions and Restrictions, of record in Book 6143, page 11, said Register's Office, as amended and made applicable to the subject property by instrument of record in Book 7207, page 251, said Register's Office, and such items as may be shown on the plat of record in Book 6900, Page 316, said Register's Office, current taxes, and matters of record.

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. And we do covenant with the said Grantee 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, except for the current property taxes and except as set out above. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

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Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 11th day of January, 1989.

GEORGE T. HICKS

SALLIE R. HICKS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George T. Hicks and Sallie R. Hicks, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, this 11 day of January, 1989.

NOTARY PUBLIC

My commission expires: 3-11-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

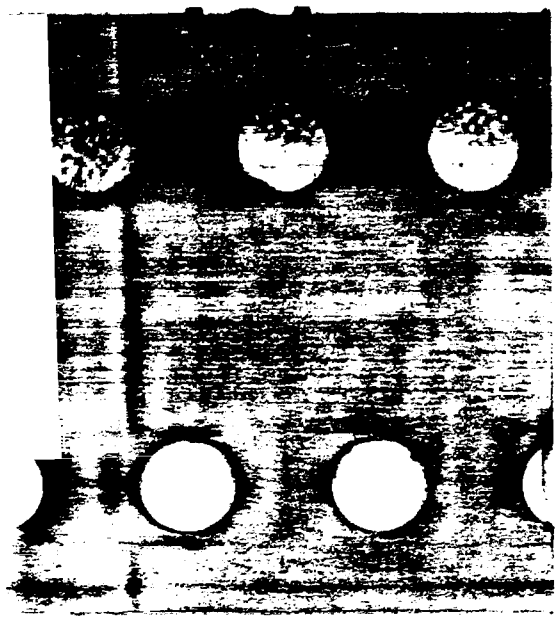
The actual consideration for this transfer, or value of property (whichever is greater) is ~~$12,000.00~~ 36,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

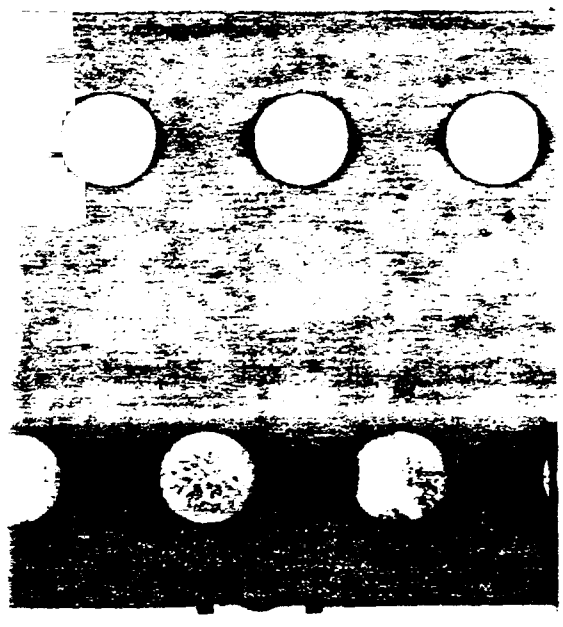
Affiant

Sworn to and subscribed before me
this 11 day of January, 1989.

Notary Public
My commission expires: Jan 11, 1992

6107 02/09 0101 03CHECK 125.30





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7770 PAGE 33

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	36000.00
CON TX	118.80
PRFEE	0.50
WDEED	6.00
TOTAL	125.30
CHECK	125.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/09/89 01 14:35 0001 6107

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IDENTIFICATION REFERENCE

FEB 9 2 31 PM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 180592