20 Lots
Woodland Hills, Nashville
Davidson County, Tennessee
Fox Ridge Homes, Inc
Vista Project #7554

This instrument was prepared by:

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Lomas Realty USA
1000 Abernathy Rd.
Suite 825
Atlanta, Georgia 30328

STATE OF GEORGIA

COUNTY OF FULTON

The actual consideration of value, whichever is greater, for this transfer is Three Hundred Forty Five Thousand and No/100 Dollars ($345,000).

Alexander L. Buck, Affiant

SUBSCRIBED AND SWORN TO before me, this the 20th day of March 1989.

Notary Public, State of Georgia

My Commission Expires: Notary Public, Georgia, State at Large
My Commission Expires May 13, 1990

Address New Owners (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	New Owner	Part of 134-63 Field Book Numbers

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Three Hundred Forty Five Thousand and No/100 Dollars $(345,000) 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

19008

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having address of 5115 Maryland Way, Brentwood, Tennessee 37027, its successors and assigns, all those certain 20 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 Earnest 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 Earnest 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 hereto and incorporated herein by reference. 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 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 20th day of March 1989.

VISTA MORTGAGE & REALTY, INC
a Delaware Corp

By _____
Alexander L. Buck
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 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 20th day of March 1989.

Betty A. Castleberry
Notary Public, State of Georgia

Betty A. Castleberry
(Notary's Name Typed or Printed)

My Commission Expires:
Notary Public, Georgia, State at Large
My Commission Expires May 13, 1990

20 Lots
Woodland Hills, Nashville
Davidson County, Tennessee
Fox Ridge Homes, Inc
Vista Project #7554

Annex "A"
To Special Warranty Deed

PROPERTY DESCRIPTION

Being 20 Lots consisting of Lots 28, 29,30,31,32,36,37, 41, 42,43, 44, 45, 46, 47, 48, 49, 50, 51, 55, 56 of Woodland Hills, Phase One, Nashville, Davidson County, Tennessee, according to the Plat thereof recorded in Book 6900, Pages 666,668 and 669 in the Register's Office of Davidson County, Tennessee.

20 Lots
Woodland Hills, Nashville
Davidson County, Tennessee
Fox Ridge Homes, Inc.
Vista Project #7554

Annex "B"
To Special Warranty Deed

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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.

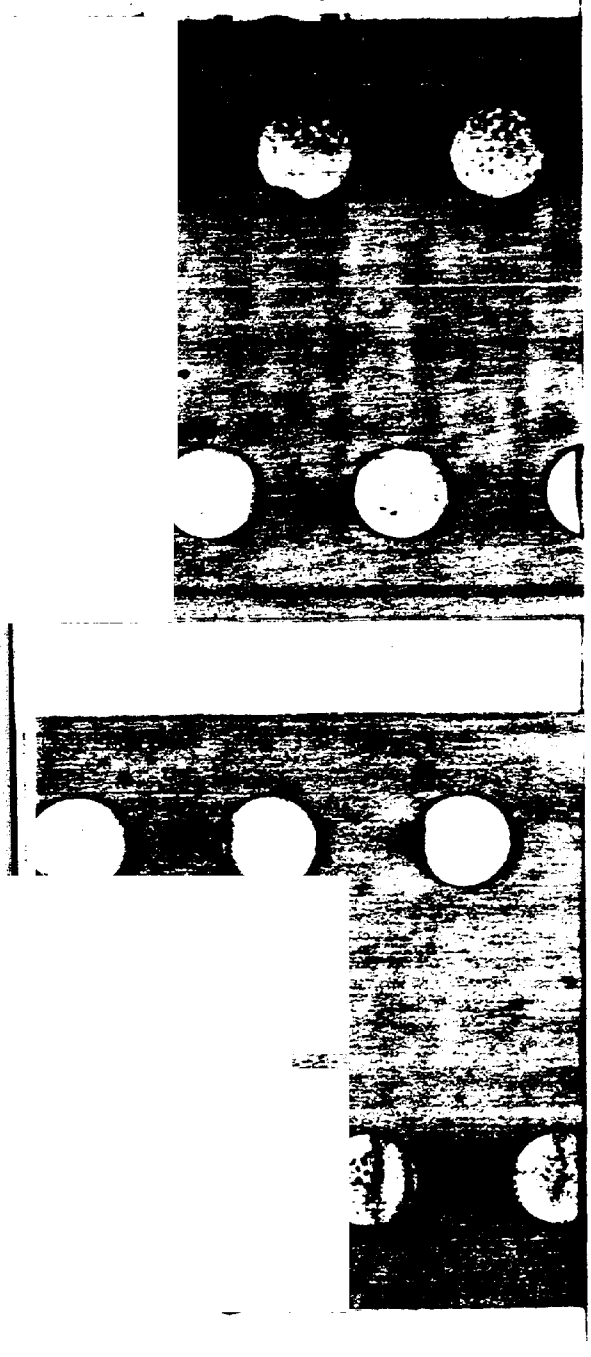
(4) All matters which appear on the Plat of record in Book 6900, Pages 666, 667, 668 and 669 in the Register's Office of Davidson County, Tennessee.

(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.

8682 03/24 0101 030HECK 1154.00



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

RECEIVED OF _____

FOR _____

BOOK 7800 PAGE 235

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
345000.00
CON TX 1138.50
PRFEE 0.50
MDEED 15.00
TOTAL 1154.00
CHECK 1154.00
97527 0001 8682

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19008

IDENTIFICATION

MAR 24 9 24 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 193172