5 Lots
Woodland Hills, Nashville
Davidson County, Tennessee
Fox Ridge Homes, Inc
Vista Project #7554
Sale #4

This instrument was prepared by:

BOOK 7915 PAGE 367

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 Eighty Six Thousand Two Hundred Fifty and no/100 Dollars ($86,250)

Alexander L. Buck, Affiant

SUBSCRIBED AND SWORN TO before me, this the 10th day of August 1989.

Notary Public, State of Georgia

My Commission Expires: Notary Public, Fulton County, Georgia My Commission Expires March 8, 1993

Address New Owners (s) as follows:	Send Tax Bills To	Map-Parcel Numbers
		Part of 134-63

FOX RIDGE HOMES, INC SAME
5115 Maryland Way
Brentwood, Tennessee 37027
Attention : John E. Cain, III

Field Book Numbers

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Eighty Six Thousand Two Hundred Fifty and no/100 dollars ($86,250) the receipt and sufficiency of which are hereby Acknowledged, VISTA MORTGAGE & REALTY, INC ("Grantor"). a Delaware corporation having a mailing address of 1600 Viceroy, 7 th Floor Dallas, Texas 75235, has BARGAINED and SOLD, and by these presents does TRANSFER and CONVEY unto the said FOX RIDGE HOMES, INC ("Grantee"), a Tennessee corporation

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IDENTIF. REFERENCE

AUG 15 1 32 PM '89

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

8/7/89

having address of 5115 Maryland Way, Brentwood, Tennessee 37027, its successors and assigns, all those certain 5 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 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 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 August 1989.

VISTA MORTGAGE & REALTY, INC
a Delaware Corp

By _____
Alexander L. Buck
Vice President

8/7/89

STATE OF GEORGIA

COUNTY OF FULTON

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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 10th day of August 1989.

Robin L. Holtson
Notary Public, State of Georgia

My Commission Expires:

Robin L. Holtson
(Notary's Name Typed or Printed)

NOTARY PUBLIC FULTON COUNTY

Notary Public, Fulton County, Georgia
My Commission Expires March 8, 1993

8/7/89

5 Lots
Woodland Hills, Nashville
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Fox Ridge Homes, Inc
Vista Project #7554
Sale #4

Annex "A"
To Special Warranty Deed

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PROPERTY DESCRIPTION

Being 5 Lots consisting of Lots 26, 27, 33, 34, and 35 of Woodland Hills, Phase One, Nashville, Davidson County, Tennessee, according to the Plat there of recorded in Book 6900, Pages 666, 667, 668 and 669 in the Register's Office of Davidson County, Tennessee.

8/7/89

8/15/89

5 Lots
Woodland Hills, Nashville
Davidson County, Tennessee
Fox Ridge Homes, Inc.
Vista Project #7554
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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 7832, 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.

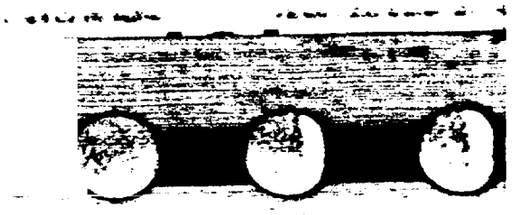
(5) Storm Water Detention Agreement of record in Book 7262, Page 388 in the Register's Office of Davidson County, Tennessee.

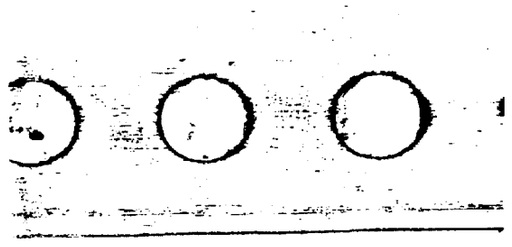
(6) Surveyor's Correction of record in Book 7564, Page 404 in the Register's Office of Davidson County, Tennessee.

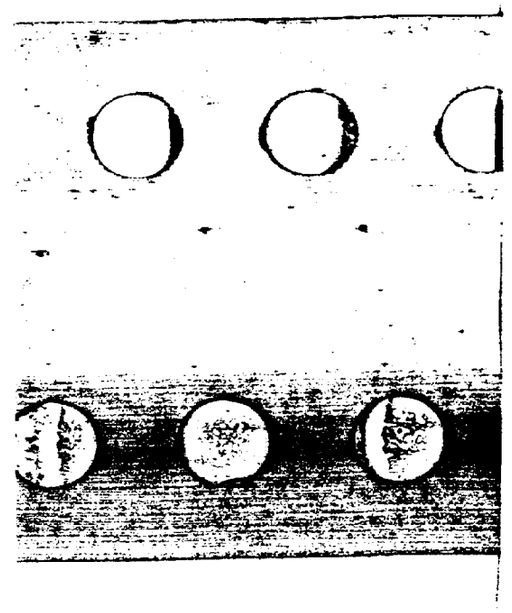
(7) Easement for road purposes, Right of Way of Paragon Mills Road, conveyed by Herman Jones and wife, Flora, to Davidson County, Tennessee, of record in Book 3103, Page 37 in the Register's Office of Davidson County, Tennessee.

(8) All matters and notes shown on the plan of record in Book 6900, pages 667 and 668 and & surveyor's report by James D. Wamble, licensed surveyor, date 1/17/89, file no. 590586.

(9) Surveyor's Correction of record in Book 7574, page 894, Register's Office for Davidson County, Tennessee.







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

RECEIVED OF _____

FOR _____

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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

MAMT 86250.00
MOR TX 284.46
PRFEE 1.00
WDEED 15.00
VOID
MAMT 86250.00-
VOID
MOR TX 284.46-
MAMT 86250.00
CON TX 284.46
TOTAL 300.46
CHECK 300.46

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/15/89 01 13:34 0001 5923

57975

IDENTIF. REFERENCE

AUG 15 1 32 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 239195