BOOK 8090 PAGE 168 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Deborah P. Buford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 1990

Notary Public

MY COMMISSION EXPIRES: 1-23-92

(AFFIX SEAL)

Bk #33 - P27505XCO

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON —25 CENTURY BOULEVARD, SUITE 405—NASHVILLE, TN 37214

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
| NELSON P. GUEVARA (NAME) | AMERICAN NATIONAL (NAME) | 161-11-E |
| 5230 VILLAGE WAY (STREET ADDRESS OR ROUTE NUMBER) | 100 Ashford Center N.,Suite 250 (STREET ADDRESS) | Parcel 16 Inc. Dennison said to Record |
| NASHVILLE, TN 37211 (CITY) (STATE) (P.O. ZIP) | Atlanta, GA 30338 (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, FOX RIDGE HOMES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NELSON P. GUEVARA AND WIFE, VIVIANA GUEVARA

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

BEING Lot No. 11 on the Plan of Villages of Brentwood, Phase VIII, Section I as of record in Plat Book 6900, Page 977 amending Plat Book 6200, Page 769, Register's Office for Davidson County, Tennessee to which plat referfence is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Fox Ridge Homes, Inc. by Quitclaim Deed from Fox Ridge Company, a Tennessee Limited Partnership of record in Book 7953, Page 457, Register's Office for said County.

THIS conveyance is subject to any and all existing easements and restrictions of record.

THIS conveyance is subject to Restrictive Covenants of record in Plat Book 6200, Page 769, Book 7231, Page 789 and Book 7582, Page 818, Register's Office for said County.

THIS conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and rights-of-way for public utilities.

This is unimproved ( ) improved (XX) property, known as 5230 Village Way, Nashville, TN 37211 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand(s) this 13th day of April, 1990

FOX RIDGE HOMES, INC.
BY: W. B. Hughes

W. B. HUGHES

Deborah P. Buford

DEBORAH P. BUFORD

BOOK 8090 PAGE 169

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor, _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared W. B. Hughes and Deborah P. Buford with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Executive Vice President and Vice President respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that (he) as such Executive Vice President and Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said W. B. Hughes as such Executive Vice President and attesting the same by the said Deborah P. Buford as such Vice President

Witness my hand and official seal at office at Brentwood, TN on this the 13th day of April 1990

My commission expires 1/23/94

Lisa Ann Wade
Notary Public

LISA ANN WADE NOTARY PUBLIC AT LARGE

19575

IDENTIF. TREFERENCE

APR 17 3 50 PM '90

DAVIDSON COUNTY TN

**WARRANTY DEED**

**FROM**

FOX RIDGE HOMES, INC.

**TO**

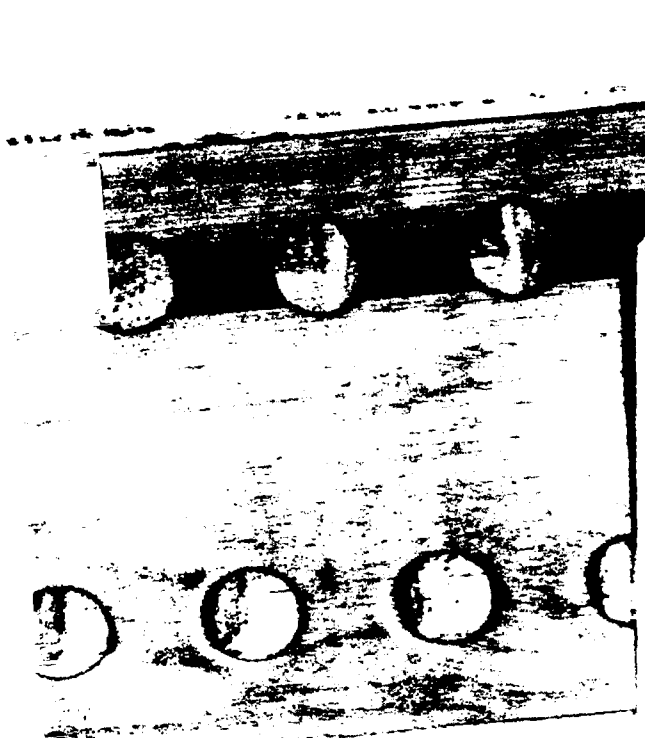
NELSON GUEVARA PEREA, ET UX

**RETURN TO:**

**CUMBERLAND TITLE COMPANY, INC.**
**25 Century Boulevard, Suite 405**
**Nashville, TN 37214**

2032 04/17 0101 03CHECK 290.14

**EDWARD SEDDON**
ATTORNEY-AT-LAW
**25 Century Boulevard, Suite 405**
**Nashville, TN 37214**



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

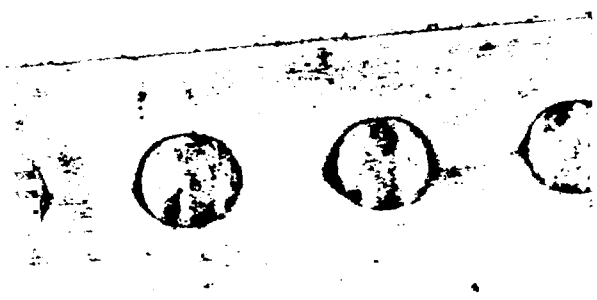
RECEIVED OF _____

FOR _____

BOOK 8090 PAGE 170

| | | |
|---|---|---|
| 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 |

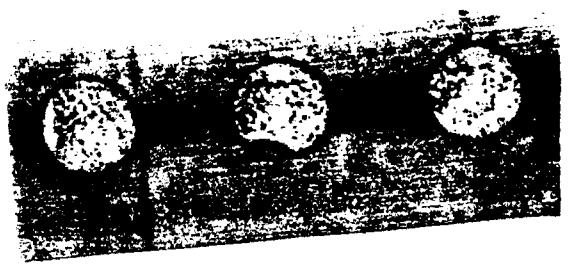
| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|



CAMT 85825.00
CON TX 283.14
PRFEE 1.00
WDEED 6.00
TOTAL 290.14
CHECK 290.14

04/17/90 01 15:56 0001 2032

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



19575

IDENTIF. REFERENCE

APR 17 3 58 PM '90

DAVIDSON COUNTY TN.

No. 311131