Address New Owner as follows: HOLLIS A. ROYER
Lot 88 Poplar Place
NASHVILLE, TN 37216

Send Tax bills to: FIDELITY FEDERAL BANK, A FEDERAL SAVINGS BANK
401 UNION STREET
NASHVILLE, TN 37219

Map-Parcel No: 61-5A-62(13DZ-97065)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), in cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FOX RIDGE HOMES, INC.** hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto HOLLIS A. ROYER AND WIFE, CAROL S. ROYER (hereinafter called, individually or collectively if more than one, the Grantee), Grantee's heirs and assigns, certain property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being Unit No. 88 as created and established by the Master Deed and Bylaws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, Page 612, said Register's Office, and as shown and described on the Plan for Poplar Glen, Phase III, of record in Book 6900, Page 826, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and Bylaws by instrument of record in Book 6900, Page 826, said Register's Office, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.

Being a portion of the same property conveyed to C & S Builders, Inc., by Deed from Fox Ridge Company, a Limited Partnership of record in Book 7562, Page 934, Register's Office for Davidson County, Tennessee. By Articles of Amendment of record in Book 7634, Page 226 said Register's Office, the name of the corporation was changed to Fox Ridge Homes, Inc.

TO HAVE AND TO HOLD said property, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, and Grantee's heirs and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good right to convey it, and that the same is unencumbered except as otherwise set out herein.

AND GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said property to the said Grantee, and Grantee's heirs and assigns, against the lawful claims of all persons whomsoever, except as to those matters set out herein to which this conveyance is subject.

THIS CONVEYANCE is made subject to the following: (1) taxes for the year 1990 and subsequent years; (2) terms and provisions of the Master Deed and Bylaws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, page 591, said Register's Office, and any amendments thereto, and the limitations and conditions imposed by the Horizontal Property Act of the State of Tennessee, T.C.A. Sec. 66-27-101, et. seq., as may be from time to time amended; (3) matters shown on the Plan for Poplar Glen, Phase III, of record in Book 6900, page 826, said Register's Office; (4) any and all zoning regulations, building restrictions, setback lines, easements and rights-of-way for road and public utilities; and (5) any and all restrictions and easements of record.

WHEREVER USED herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Warranty Deed
Page 2
Grantor: Fox Ridge Homes, Inc.
Grantee:_____

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29th day of JUNE, 1990.

FOX RIDGE HOMES, INC.
BY:

Alphonse H. Davis

BY: ALPHONSE H. DAVIS
CHIEF EXECUTIVE OFFICER

Deborah P. Buford

BY: DEBORAH P. BUFORD, VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said County and State, Alsponse H. Davis and Deborah P. Buford, with whom I am personally acquainted and who, upon their oath, acknowledged themselves to be Chief Executive Officer and Vice President of Fox Ridge Homes, Inc., and that they as such Chief Executive Officer and Vice President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation, by themselves as such Chief Executive Officer and Vice President.

WITNESS my hand and official seal at Brentwood, Tennessee, this 29th day of June, 1990.

Julie D. Reeves

NOTARY PUBLIC

My Commission Expires: 1-30-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 101,825.00

Alan T. Cole

AFFIANT

Sworn to and subscribed before me this the 29th day of June, 1990.

Julie D. Reeves

NOTARY PUBLIC

My Commission Expires: 1-30-94

This instrument was prepared by:

John M. Popham
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238

Fox Ridge Homes, Inc.
5115 Maryland Way#300
Brentwood, tn 37027

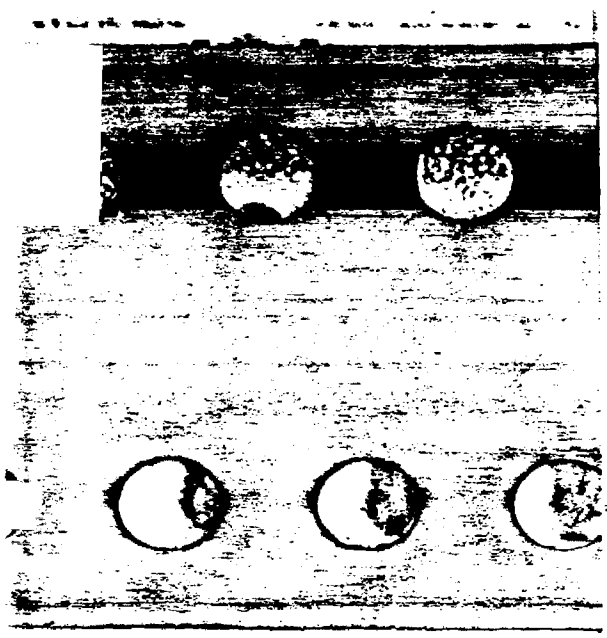
38996

IDENTIFICATION

Jul 3 3 18 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7142 07/03 0101 03CHECK 210.94



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

RECEIVED OF _____

FOR _____

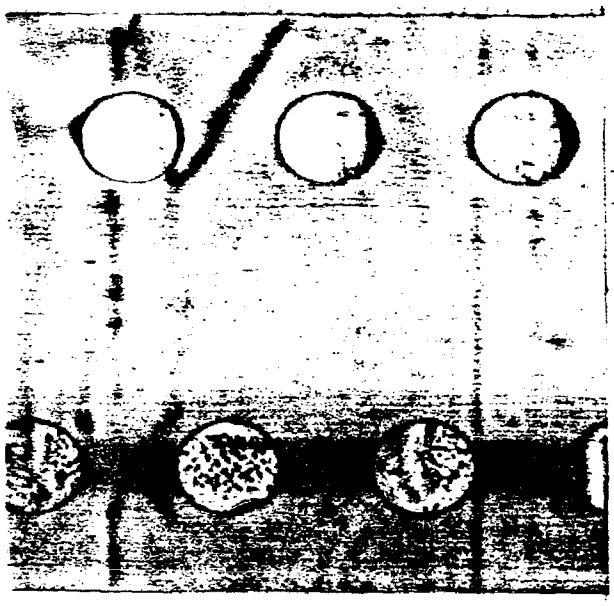
BOOK 8145 PAGE 604

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 61825.00
CON TX 203.94
PRFEE 1.00
WDEED 6.00
TOTAL 210.94
CHECK 210.94

07/03/90 01 15:20 0001 7142



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38996

IDENTIFICATION REFERENCE

JUL 3 3 19 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 334030