FILE BOX 30

BOOK 8166 PAGE 145

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 80,000.00

Subscribed and sworn to before me, this the 27 day of July 90

Affiant

My commission expires: (Affix Seal)

My Commission Expires Nov. 27, 199

Notary Public

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 0B14750
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Fox Ridge Homes, Inc.	Owner
5115 Maryland Way, Suite 300	
STREET ADDRESS: Brentwood, TN 37027	STREET ADDRESS
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO 63-16-B 194, 196, 197, 198 and 63-16-A 23

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BarclaysAmerican/Mortgage Corporation, a North Carolina Corporation

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Fox Ridge Homes, Inc.

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Numbers 276,278,279,280 & 53 on the Plan of Chitwood Downs, a Planned Unit Development, of record in Plat Book 6900 at page 550 thru 552 and corrected by certificate of correction in Book 7462, page 445 and in Book 8110, Page 401, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to BarclaysAmerican/Mortgage Corporation, a North Carolina Corporation by Substitute Trustee's Deed of record in Book 7672 page 709, Register's office for said County.

This conveyance is subject to taxes for the year 1990 and subsequent years, easements and restrictive covenants of record.

46384

AUG 2 12 16 PM '90

6363 08/02 0101 03CHECK 271.00

THIS IS UN IMPROVED PROPERTY KNOWN AS Lots 276,278,279,280 & 53,Chitwood Downs, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my hand this 27 day of July 19 90

BarclaysAmerican/Mortgage Corporation

by: C. Kenneth N. Eller,
Vice President

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____ _____
Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____ _____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

State of North Carolina
County of Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Kenneth N. Ellis....., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the ...Vice President..... of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal on July 27, 1990

My Commission Expires: 2-1-91

Helen E Avant
Notary Public:

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	80000.00
CON TX	264.00
PRFEE	1.00
MISC	6.00
TOTAL	271.00
CHECK	271.00

08/02/90 01 12:19 0001 6363

463841

TENNTIFTBEFERENCE

AUG 2 12 16 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 342836