15 Lots
Woodland Hills, Vista #7554
Davidson County, Tennessee
Fox Ridge Homes, Inc.
August 10, 1990
Sale #8

This instrument was prepared by:

BOOK 8173 PAGE 493

Lomas Realty USA
Two Concourse Center
Suite 700
Atlanta, Georgia 30328

AUG 13 3 48 PM '90

48962

STATE OF GEORGIA

COUNTY OF FULTON

The actual consideration or value, whichever is greater, for this transfer is Two hundred fifty eight thousand seven hundred fifty and no/100 Dollars ($258,750)

Alexander L. Buck, Affiant

SUBSCRIBED AND SWORN TO before me, this the 9th day of August 1990.

NOTARY PUBLIC

Notary Public, State of Georgia

My Commission Expires: Notary Public, Clayton County, Georgia My Commission Expires April 1, 1994

Address New Owners (s)
Send Tax Bills To
as follows:

FOX RIDGE HOMES, INC.
5115 Maryland Way
Brentwood, Tennessee 37027
Attention: Alphonse Davis

Map-Parcel Numbers
Part of 134-13-260;261
134-09-110;111;112;113;114;
115;116;117;252;253
254;255;256

Field Book Numbers

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SPECIAL WARRANTY DEED BOOK 8173 PAGE 494

FOR AND IN CONSIDERATION OF the sum of Two hundred fifty eight thousand seven hundred fifty and no/100 Dollars ($258,750) the receipt and sufficiency of which are hereby Acknowledged, VISTA MORTGAGE & REALTY, INC ("Grantor"), a Delaware corporation having a mailing address of 1600 Viceroy Drive, 7th 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 having a address of 5115 Maryland Way, Brentwood, Tennessee 37027, its successors and assigns, that these certain 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 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 10th day of August 1990.

VISTA MORTGAGE & REALTY, INC.
a Delaware corporation

By A. Lehr Buck
Alexander L. Buck
Vice President

STATE OF GEORGIA
COUNTY OF FULTON

BEFORE ME, a Notary Public in and for said 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 1990.

NOTARY PUBLIC
Notary Public, Clayton County, Georgia
My Commission Expires April 1, 1994

Angela Condie
Notary Public, State of Georgia

Commission Expires

Angela Condie
(Notary's Name Typed or Printed)

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Annex "A"
To Special Warranty Deed

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PROPERTY DESCRIPTION

Being 15 Lots consisting of Lots 1, 2, 92 through 104 of Woodland Hills, Phase One, Nashville, Davidson County, Tennessee, according to the Plat thereof recorded in Book 6900, Pages 666, 667, 668 and 669 in the Register's Office Davidson County, Tennessee.

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15 Lots
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Annex "B" BOOK 8173 PAGE 497
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 1990 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.

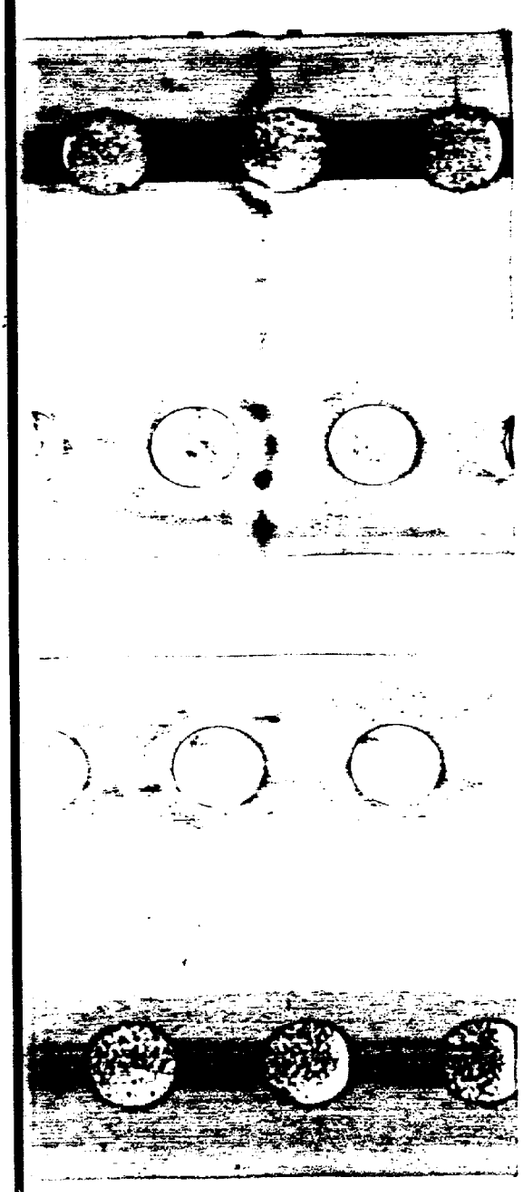
(7) Easement for road purposes, Right of Way of Paragon Mills Road, conveyed by Herman Jones and wife, Flora, to Davidson County, Tennessee, of record in Book 3103, Page 37 in the Register's Office of Davidson County, Tennessee.

(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, in the Register's Office of Davidson County, Tennessee.

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8173 PAGE 498

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	258750.00
			CON TX	853.71
			PRFEE	1.00
			WDEED	15.00
			TOTAL	869.71
			CHECK	869.71
08/13/90	01		15:50 0001	9439

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48962

IDENTIFICATION REFERENCE

AUG 13 3 48 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 345875