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File in box # 14

FORM NO. WD-1

G-6667

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,750.00

Deborah P. Buford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 1990.

Notary Public

MY COMMISSION EXPIRES: 3/22/94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church St., 13th Floor, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
JOSEPH G. BEALS (NAME)	FIDELITY FEDERAL BANK, FFB (NAME)	map 150-09-0-19
1420 CALAIS COURT (STREET ADDRESS OR ROUTE NUMBER)	401 UNION STREET (STREET ADDRESS)	Parcel 088CO
ANTIOCH, TN 37013 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TN 37219 (CITY) (STATE) (ZIP)	FB# 02DX-08188

FOR AND IN 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 JOSEPH GLENN BEALS and wife, ERICA MARIE BEALS

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. 242 on the Plan of Forest View Park, Section VIII as of record in Plat Book 6900, Page 633, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

BEING part 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 instrument of record in Book 7634, Page 226 the name of the corporation was changed to Fox Ridge Homes, Inc.

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

53362

IDENTIFICATION REFERENCE

Aug 29 3 19 PM '90

FELIX Z. WILSON REGISTER DAVIDSON CO. TENN.

This is improved (XX) unimproved ( ) property, known as 1420 Calais Court, Antioch, TN 37013
(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 seised 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 27th day of AUGUST, 19 90

FOX RIDGE HOMES, INC.

BY:

ALPHONSE H. DAVIS

DEBORAH P. BUFORD

STATE OF TENNESSEE
Davidson County

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, (or proved to me on the basis of satisfactory evidence) 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___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared ALPHONSE H. DAVIS & DEBORAH P. BUFORD

_____

_____

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 CHIEF EXECUTIVE OFFICER AND VICE PRESIDENT of the FOX RIDGE HOMES, INC. a corporation, and that he as such CHIEF EXECUTIVE OFFICER & VICE PRESIDENT executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as CHIEF EXECUTIVE OFFICER& VICE PRESIDENT.

Witness my hand and official seal at NASHVILLE, TN, this 27th day of AUGUST, 1990.

Commission Expires ~~1/11/92~~ 1/23/94

Lisa Ann Woell Notary Public

LISA ANN WOELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
FOX RIDGE HOMES, INC.

TO
JOSEPH G. BEALS, ET UX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

4583 08/29 0101 03CHECK 289.81

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

RECEIVED OF _____

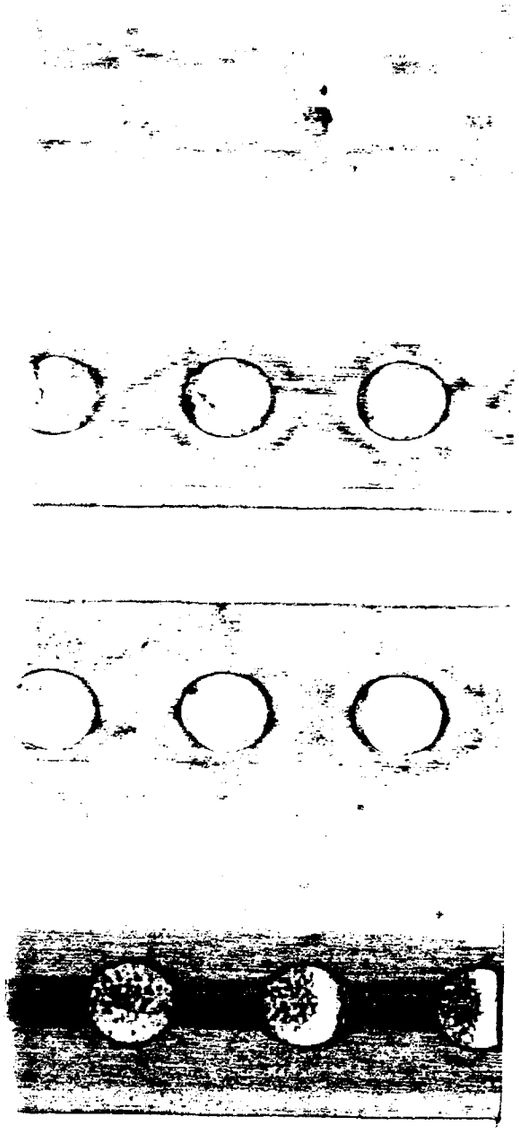
FOR _____

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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
				CAMT 85750.00
				CON TX 282.81
				PRFEE 1.00
				WDEED 6.00
				TOTAL 289.81
				CHECK 289.81
08/29/90	01			15:21 0001 4583

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



5 3 3 6 2

IDENTIFICATION REFERENCE

AUG 29 3 19 PM '90

FELIX Z. WILSON, II - REGISTER
DAVIDSON CO., TENN.

No. 350964