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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } FILE BOX 61

PREPARED BY & RETURN TO:
WALT, DYER & JAMES, ATTYS.
ONE BURTON HILLS BLVD., SUITE 130
NASHVILLE, TN 37215

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 19 90

Notary Public

MY COMMISSION EXPIRES: 5/8/1991

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENN.

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas A. Hoffman (NAME)	STATESMAN MORTGAGE (NAME)	SAME
6120 South Riverbend Drive (STREET ADDRESS OR ROUTE NUMBER)	405 6th AVE (STREET ADDRESS)	155-8-B
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Des Moines IA 50309 (CITY) (STATE) (ZIP)	61

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 THOMAS A. HOFFMAN AND WIFE, PATRICIA A. HOFFMAN

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. 61 on the Plan of Phase I of South Colony at Riverbend, as of record in Plat Book 6900, Page 271, Register's Office for said County, to which plan reference is made for a more complete and accurate description.

BEING part of the same property conveyed to Fox Ridge Homes, Inc. by deed from The Zeitlin Group of record in Book 7691, Page 514, Register's Office for said County.

THIS conveyance is subject to Restrictions of record in Book 5349, Page 921, Book 6474, Page 354 amended in Book 6486, Page 588, and in Book 5896, Page 257; Declaration of Covennats, Conditions and Restrictions of record in Book 7199, Page 119; By-Laws of record in Book 7199, Page 135; and all matters appearing on the Plan of record in Plat Book 6900, Page 271, said Register's Office.

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.

5667 3.

IDENTIFICATION REFERENCE

SEP 12 10 32 AM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

8109 09/12 0101 03CHECK 415.54

unimproved ( )
This is improved COO property, known as 6120 South Riverbend Drive, Nashville, TN 37221
(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 hands this 29th day of August, 19 90

FOX RIDGE HOMES, INC.

BY: Alphonse H. Davis Deborah P. Buford

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 President & Vice President of the Fox Ridge Homes, Inc. a corporation, and that he as such President & Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President & Vice President.

Witness my hand and official seal at Nashville, TN this 29th day of August, 1990.

Anne H. McKnight Notary Public

Commission Expires 1/11/92

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

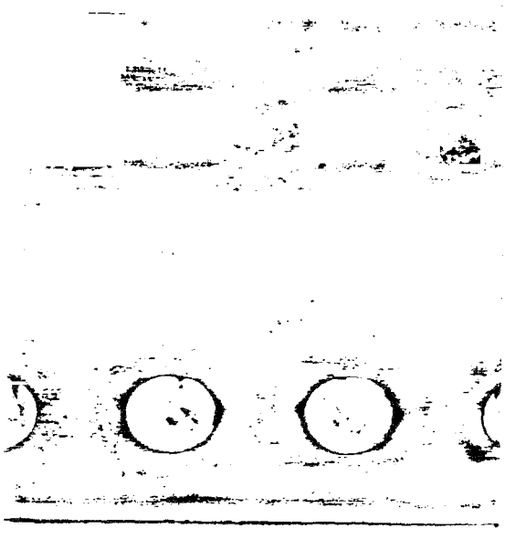
FROM
FOX RIDGE HOMES, INC.

TO
THOMAS A. HOFFMAN, ETUX

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

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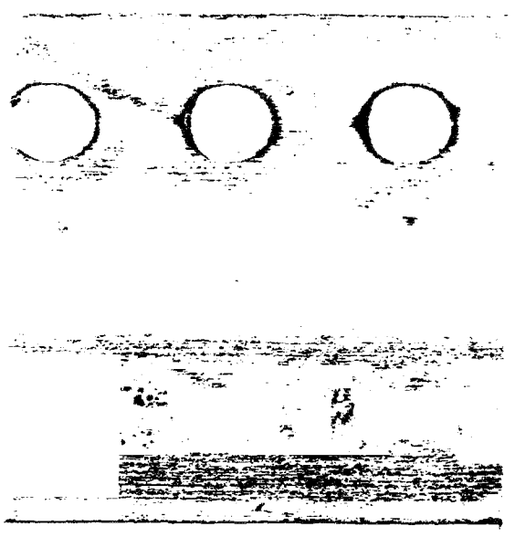
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 123850.00
CON TX 408.54
PRFEE 1.00
WDEED 6.00
TOTAL 415.54
CHECK 415.54

09/12/90 01 10:35 0001 8109

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



5 6 6 7 3

IDENTIFT REFERENCE

SEP 12 10 32 AM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN

No. 354767