This instrument prepared by Harris A. Gilbert, Wyatt, Tarrant, Combs, Gilbert & Milom, Thirteenth Floor, Third National Bank Building, Nashville, Tennessee 37219.

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel
Fox Ridge Homes, Inc. 5115 Maryland Way Brentwood, TN 37027	SAME	Map 52 Parcel 2

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Julius Doochin, Trustee, with full power to transfer, sell, convey, lease or mortgage, without joinder of beneficiary, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Fox Ridge Homes, Inc., hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Units Nos. 85 and 86 on Condominium Site Plan for Phase II-C, Section 1, River Glen, of record in Book 7900, page 234, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more particular descripton.
>
> Being part of the same property conveyed to Julius Doochin, Trustee, with full power to transfer, sell, convey, lease or mortgage, without joinder of beneficiary by deed from Anita Louise Peacher, widow, of record in Book 5690, page 853, Register's Office for Davidson County, Tennessee.

This is unimproved property known as River Glen, Phase II-C, Units Nos. 85 and 86, Nashville, Tennessee.

This conveyance is subject to 1991 real property taxes which have been prorated and assumed by the Grantee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 my hand this the 23RD day of January, 1991.

JULIUS DOOCHIN, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Susanne C. Pugh, a Notary Public in and for said county and state, the within named Julius Doochin, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained by signing his name.

Witness my hand and official seal at Nashville, Tennessee, this 23RD day of January, 1991.

Susanne C. Pugh
NOTARY PUBLIC

My Commission Expires: 11-26-94

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eighteen Thousand Four Hundred Eighty Dollars and no/100 ($18,480.00).

AFFIANT

Subscribed and sworn to before me, this the 23RD day of January, 1991.

Susanne C. Pugh
NOTARY PUBLIC

My Commission Expires: 11-26-94

88066

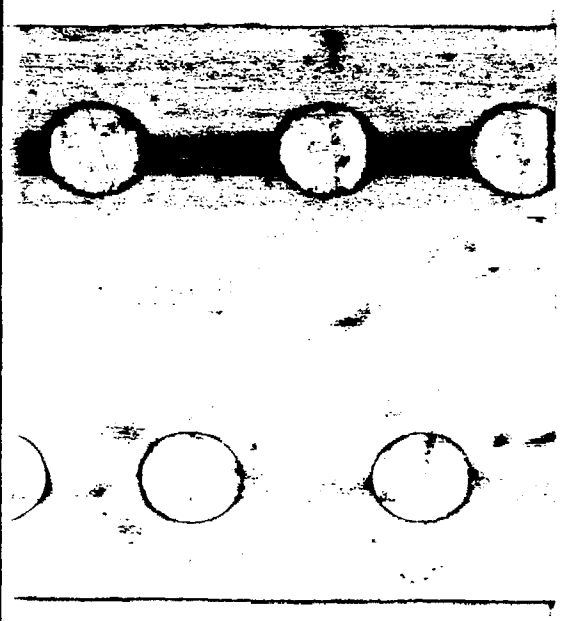
IDENTIF. REFERENCE

JAN 23 3 49 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

7773 01/23 0101 03CHECK 68.05

F:\HAG\DOOCHWAR.DED (January 17, 1991; 9:29am)



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8280 PAGE 401

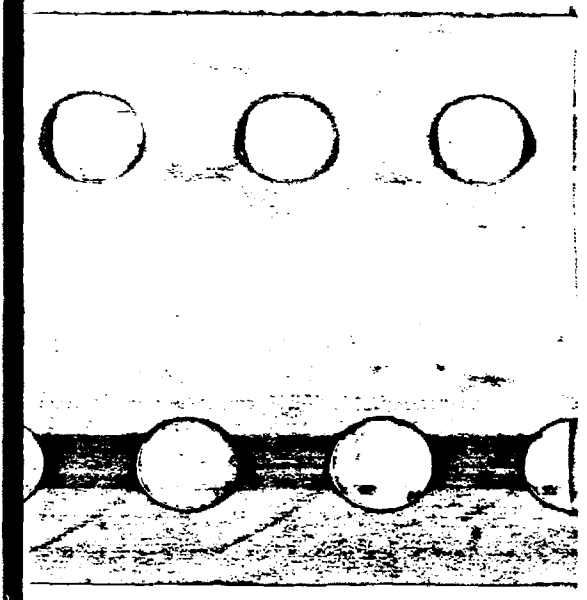
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 18480.00
CON TX 61.05
PRFEE 1.00
WDEED 6.00
TOTAL 68.05
CHECK 68.05

01/27/91 01 15:47 0001 7773

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



88066

IDENTIF. REFERENCE

JAN 23 3 49 PM '91

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

No. 391610