10098

File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8345 PAGE 229

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FOX RIDGE HOMES, INC. (NAME)	NEW OWNER (NAME)	Map 62-2-A
5115 Maryland Way, Ste 300 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 180
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB #3DX-00292

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, CROSS PROPERTIES, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FOX RIDGE HOMES, INC., a Tennessee corporation

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 180 on the Plan of Resubdivision of River Trace Estates Phase 1 Section 2 Lots 97-101, 102-108, 110, 113-119, 122-123, 130-134, 163-164, 177-184, as of record in Plat Book 6250, page 995, amended in Plat Book 6900, page 741, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Cross Properties, a Tennessee general partnership by deed from L. Winston Biggs and wife, Linda J. Biggs of record in Book 6728, Page 757, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantee; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 6851, page 370, amended in Book 6982, page 747; (3) Easements of record in Book 1163, page 341, Book 3959, page 595, Book 2202, page 83, Book 6583, page 698 & Book 7030, page 798; (4) By-Laws in of record in Book 6851, page 390; (5) Dedication of record in Book 7907, page 168; (6) Charter of record in Book 6851, page 363; and (7) All matters appearing on the Plan of record in Plat Book 6250, page 995, amended in Plat Book 6900, page 741, said Register's Office.

IDENTIF. REFERENCE 11867

MAY 6 8 12 AM '91
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

unimproved XX)
This is improved ( ) property, known as 2861 Steamboat Drive, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 2nd day of May, 1991

CROSS PROPERTIES
By: Caroline J. Cross
CAROLINE J. CROSS, MANAGING PARTNER

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLINE J. CROSS

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Managing Partner of CROSS PROPERTIES, a Tennessee* 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. *general partnership.

Witness my hand at Office, this 2nd day of May 19 91

My commission expires 8/26/91 Notary Public Rosemary P. Smithson

9190 05/06 0101 03CHECK 38.35

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,500.00

Deborah P. Buford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May 19 91

MY COMMISSION EXPIRES: 3/27/92 Catherine Atkerson
(AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

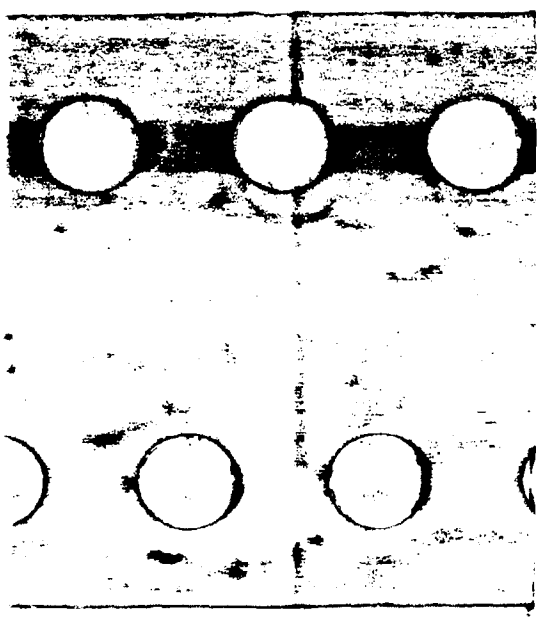
CROSS PROPERTIES, a Tennessee general partnership

TO

FOX RIDGE HOMES, INC., a Tennessee corporation

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8345 PAGE 222

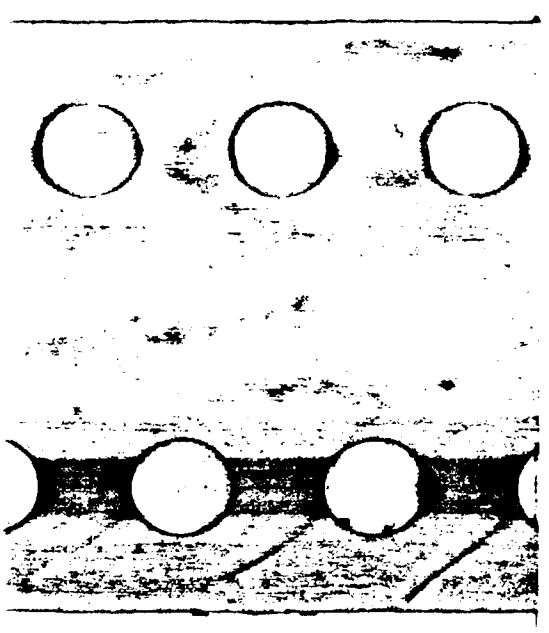
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 9500.00
CON TX 31.35
PRFEE 1.00
WDEED 6.00
TOTAL 38.35
CHECK 38.35

05/06/91 01 08:12 0001 9190

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



11 11 8 6 7;

IDENTIF. TREFERENCE

MAY 6 8 12 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 418835