WARRA

THIS INSTRUMENT PREPARED BY

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

BOOK 8393 PAGE 246

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FOX RIDGE HOMES, INC. (NAME)	NEW OWNERS (NAME)	Map 62-2-A
5115 Maryland Way, Ste. 300 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 131 & 132
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 3DX00246 F.B. 3DX00247

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.

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 Nos. 131 and 132 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) Dedication of Common Area of record in Book 7907, page 168; (4) Charter of Incorporation of record in Book 6851, page 363; (5) By Laws of record in Book 6851, page 390; (6) Easements of record in Book 1163, page 341; Book 3959, page 595; Book 2202, page 83; Book 6583, page 698; Book 7030, page 798; 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.

29121

IDENTIFICATION REFERENCE

JUL 9 8 46 AM '91

unimproved (XX)
This is improved ( ) property, known as 2860 & 2856 Steamboat Drive, Nashville, Tennessee 37214

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 3rd day of July, 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 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.

Witness my hand at Office, this 3rd day of July 19 91

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

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,000.00

Deborah P. Langford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July 1991

MY COMMISSION EXPIRES: 1-22-95 Helen D. Scott
(AFFIX SEAL) Notary Public

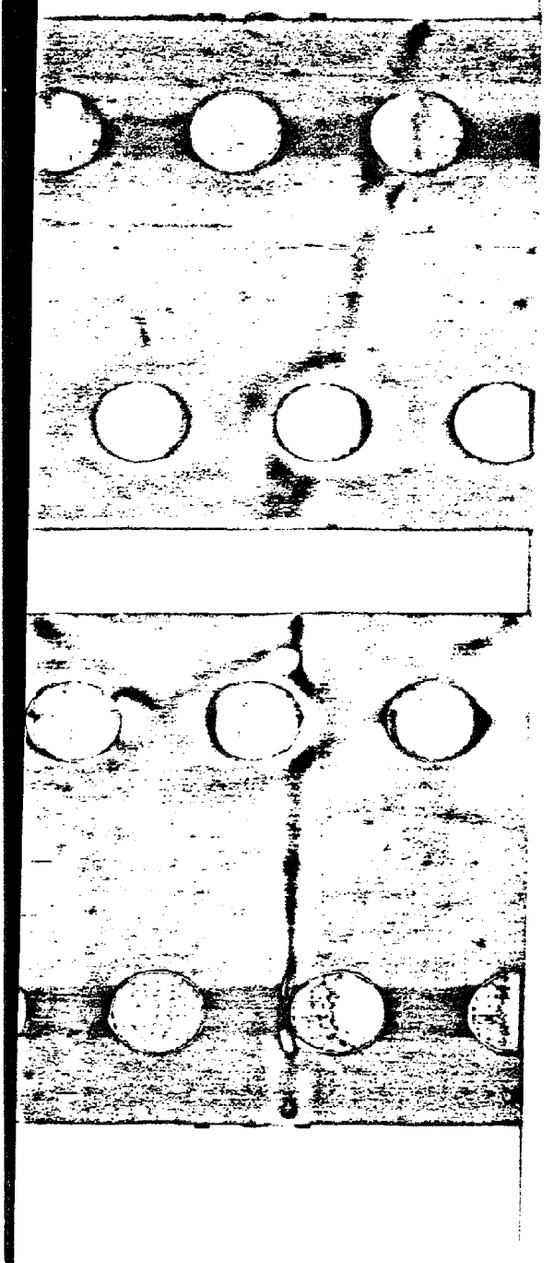
WARRANTY DEED

FROM CROSS PROPERTIES

TO FOX RIDGE HOMES, INC.

77-30 7234 07/09/91 01:01 CHECK

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 _____

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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	19000.00
CON TX	70.30
PRFEE	1.00
WDEED	6.00
TOTAL	77.30
CHECK	77.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 48 0001 9724

29121

IDENTIFICATION REFERENCE

JUL 9 8 46 AM '91

No. 438763