File Box 38 File 10286

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 8425 PAGE 759

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, Suite 300 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 130,185,188
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB 3DX245,297,300

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 No. 130 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, and being Lots Nos. 185 and 188 on the Plan of River Trace Estates Phase 1 Section II as of record in Plat Book 6250, page 995, amended in Plat Book 6900, pages 158 and 159, corrected by Surveyor's Certificate of Correction in Book 7678, page 67, said Register's Office, to which plans 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) By-Laws of record in Book 6851, page 390; (4) Charter of record in Book 6851, page 363; (5) Easements of record in Book 3959, page 595, and in Book 1163, page 341, Book 2202, page 83, Book 6583, page 698, Book 7030, page 798, Book 7296, page 484, Book 7097, page 135, Book 7097, page 144, Book 7097, page 140, Book 7097, page 149, Book 7593, page 523, and Book 7593, page 565; and (6) All matters appearing on the Plan of record in Plat Book 6250, page 995, amended in Plat Book 6900, page 741, Book 6900, pages 158 and 159 and, said Register's Office.

This is unimproved (XX) improved ( ) property, known as Lots 130,185,188 River Trace, 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 16th day of August, 19 91.

CROSS PROPERTIES
By: Caroline J. Cross
Caroline J. Cross, Managing Partner

STATE OF TENNESSEE
COUNTY OF _____

BOOK 8425 PAGE 761

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 ~~16th~~ day of ~~August~~ 19 91

My commission expires 1-22-95 Notary Public Deborah P. Bugard

40894

IDENTIFICATION REFERENCE

Aug 22 11 16 AM '91

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,500.00

Deborah P. Bugard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August 19 91

MY COMMISSION EXPIRES: 1-22-95
(AFFIX SEAL)

Deborah P. Bugard
Notary Public

WARRANTY DEED

FROM CROSS PROPERTIES

TO FOX RIDGE HOMES, INC.

5694 08/22 0101 03CHECK 116.15

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 8425 PAGE 761

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 29500.00	
			CON TX 109.15	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL 116.15	
RECEIPT IS NOT VALID UNTIL CHECK IS PAID			CHECK 116.15	
08/22/91	01	11:16	0001	5694

40894

IDENTIFICATION REFERENCE

AUG 22 11 16 AM '91

No. 452204