This Instrument prepared by:
Stokes & Bartholomew, P.A.
424 Church Street
Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Fox Ridge Homes, Inc.	Same	Map 172-8B
5115 Maryland Way, Suite 300		Parcels 53 & 87
Brentwood, Tn 37027		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, THIRD NATIONAL BANK IN NASHVILLE, a national banking association (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Fox Ridge Homes, Inc. (the "Grantee"), Grantee's 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 Lots No. 53 and 87, Phase Two, of record in Book 7900, pages 241, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Third National Bank in Nashville by deed from J. Marvin Hopper of record in Book 8189, page 757, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is unimproved property known as Lot #53, 1820 Champion Drive, Nashville, Tennessee 37211 and Lot No. 87, 1704 Champion Drive, Nashville, Tennessee 37211, on the Plan of Bridle Downs.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all

encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 16th day of January, 1992.

THIRD NATIONAL BANK IN NASHVILLE

By: Glen Bartsch

Its: SVP

By: Nina N Vowell

Its: AVP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lisa Ford, a Notary Public of said county and state, Glen Bartsch and Nina N. Vowell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Senior Vice President and Assistant Vice President, respectively, of Third National Bank in Nashville, 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 16 day of January, 1992.

Lisa Ford
Notary Public

My Commission Expires: 3/25/95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $29,000.00.

Deborah L. Buford
Affiant

Subscribed and sworn to before me this 16th day of January, 1992.

Darlene T. Marsh
Notary Public
My Commission Expires: 5/28/95

EXHIBIT "A"

1. Taxes for 1992 and subsequent years.

2. Storm Water, Detention Agreement of record in Book 7266, page 813, Register's Office for Davidson County, Tennessee.

3. The Plans of record in Book 7900, page 241, and Book 6900, page 545, said Register's Office.

4. Restrictions of record in Book 7448, page 772, said Register's Office.

5. Deeds of conveyance of water and sanitary sewer lines of record in Book 7797, pages 477, and 485, said Register's Office.

6. Right-of-way of any road, street or highway encompassed within the boundaries of the property.

7. Items shown on survey by Ragan-Smith-Murphy & Associates dated August 15, 1990 and by Surveyor's Inspection Report dated January 15, 1992.

8. Surveyor's Certificate of Correction of record in Book 8169, page 240, said Register's Office.

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IDENTIFI REFERENCE

JAN 21 3 44 PM '92

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 8532 PAGE 546

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 29000.00
CON TX 107.30
PRFEE 1.00
WDEED 9.00
TOTAL 117.30
CHECK 117.30

01/21/92 01 15:45 0001 8527

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.1.4.6.

IDENTIFICATION REFERENCE

JAN 21 3 44 PM 92

FELIX Z. WILSON, JR., REG.
DAVIDSON COUNTY, TN

No. 494920