This instrument prepared by:
Hugh W. Entrekin
21st Floor, First American Center
Nashville, Tennessee 37238-0091

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BOOK 8580 PAGE 237

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Fox Ridge Homes, Inc. 5115 Maryland Way, Suite 300 Brentwood, Tennessee 37027	SAME	Map 62-2A Parcel 97, 190 +194

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 of which is hereby acknowledged,

I, GEORGE T. HICKS, TRUSTEE, with full power to convey without the necessity of a joinder of any beneficiary, hereinafter sometimes called "Grantor") does hereby bargain, sell, transfer and convey unto FOX RIDGE HOMES, INC., a Tennessee corporation, its successors and assigns, all his right, title and interest in and to property in Davidson County, Tennessee, more particularly described as follows:

Lots Nos. 97, 190, and 202 on the Plan of Rivertrace Estates, Phase One, Section II of record in Book 6900, pages 158 and 159, Register's Office for Davidson County, Tennessee

Being a portion of the same property conveyed to George T. Hicks, Trustee by deed from First American National Bank of record in Book 8564, page 988, Register's Office for Davidson County, Tennessee.

This sale also includes water and sewer tap credits on the above lots to extent same are owned by Grantor

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Fox Ridge Homes, Inc., its successors and assigns, forever.

AND George T. Hicks, Trustee does covenant with the said Fox Ridge Homes, Inc. that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise indicated herein.

AND George T. Hicks, Trustee does further covenant and bind himself, his heirs, representatives and assigns to warrant and forever defend the title to said land to the said Fox Ridge Homes, Inc., its successors and assigns against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 16th day of March, 1992.

George T. Hicks, Trustee
George T. Hicks, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George T. Hicks, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 16th day of March, 1992.

Ann W. Martin
NOTARY PUBLIC
My Commission Expires Nov. 21, 1992

MY COMMISSION EXPIRES: _____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $30,000.00.

AFFIANT

NOTARY PUBLIC

My Commission Expires: 1/23/94.

EXHIBIT B

[Exclusions]

1. Taxes for 1992 and thereafter.

2. Transmission Line Easement of record in Book 1163, page 341. Register's Office for Davidson County, flowage easement of record in Book 2022, page 83, said Register's Office, and Easement of record in Book 3959, page 595, said Register's Office.

3. Matters shown on the Plan of record in Book 6250, pages 995, 996, and 997, Book 6900, pages 158 and 159, Book 6900, page 615, and Book 6900, page 741.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 6851, page 370, amended in Book 6982, page 747, and Buy-Laws of record in Book 6851, page 390, said Register's Office.

5. Charter of Incorporation of River Trace Homeowners Association of record in Book 6851, page 363, said Register's Office.

6. Conveyance of Open Space to River Trace Homeowners Association of record in Book 7907, page 168, said Register's Office.

7. Surveyor's Certificate of Correction of record in Book 7678, page 67, said Register's Office (as to Lots 111, 112, and 120 in Plat Book 6900, page 158).

8. Title to that portion of the property lying between the high and low water marks of the Cumberland River.

8806 03/20 0101 03CHECK 121.00

3425

TENNESSEE REFERENCE

MAR 20 3 39 PM '98

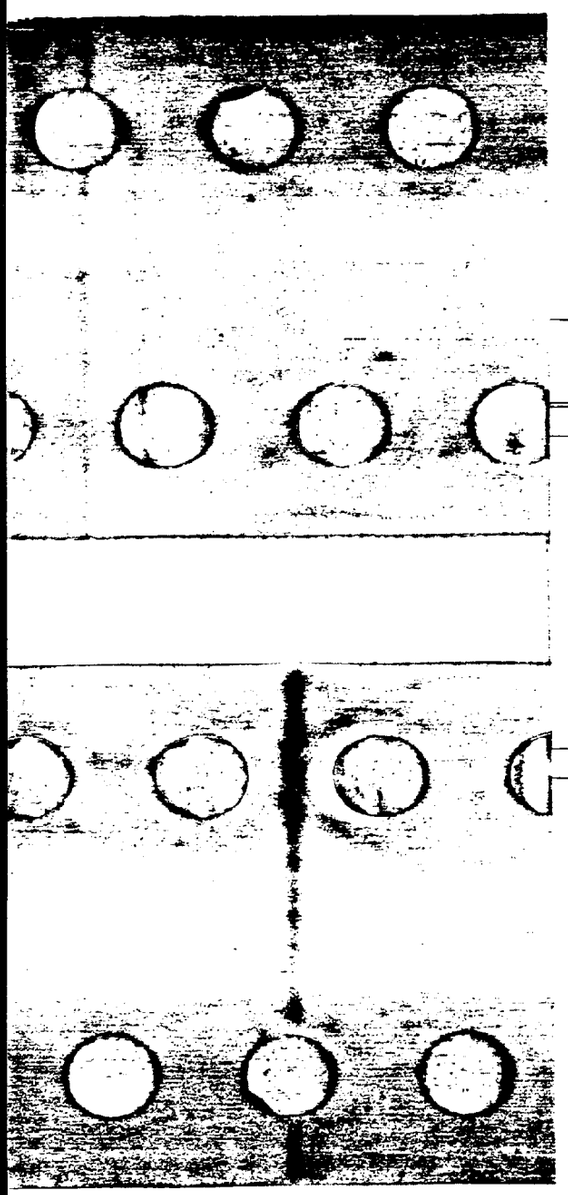
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8580 PAGE 240

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 9.00
TOTAL 121.00
CHECK 121.00

03/20/92 01 15:29 0001 8806

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94425

IDENTIFICATION REFERENCE

MAR 20 3 39 PM '92

DAVIDSON COUNTY, TN

No. 513210