APR 8 12:10 PM 1996
DAVIDSON COUNTY, TN
IDENTIFI REFERENCE
59522

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. 5115 Maryland Way Suite 300 Brentwood, TN 37027	Same	Map 1728B Parcels 71 and 73

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 Lot Nos. 71 and 73 on the Plan of Bridle Downs, Phase II, of record in Book 7900, page 241, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being part of the same property conveyed to Third National Bank in Nashville, a national banking association, 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 No. 71, 1709 Champions Drive, Nashville, Tennessee 37211 and Lot No. 73, 1717 Champions Drive, Nashville, Tennessee 37211.

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 6th day of April, 1992.

THIRD NATIONAL BANK IN NASHVILLE

By: Glen Booth

Its: SVP

By: Janice Pine

Its: Commercial Officer II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, Glen Barton and Janiece Pino, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 Commercial Officer, respectively, of Third National Bank in Nashville, the maker or a constituent of the maker and are 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 6th day of April, 1992.

Carole M. Mayson
Notary Public

CAROLE M. MAYSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
1-22-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this 6th day of April, 1992.

Carole M. Mayson
Notary Public

My Commission Expires:
1-22-94

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, pages 545, and 701-703, 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 Reports dated March 17, 1992.

8. Surveyor's Certificates of Correction of record in Book 8169, page 240, and Book 8577, page 220, said Register's Office.

8541 04/08 0101 03CHECK 120.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8596 PAGE 599

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 29000.00
CON TX 107.30
PRFEE 1.00
WDEED 12.00
TOTAL 120.30
CHECK 120.30

04/08/92 01 10:40 0001 8541

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99922

IDENTIFICATION REFERENCE

APR 8 10 40 AM '92

DAVIDSON COUNTY, TN

No. 519421