Rpt 50

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

BOOK 8668 PAGE 75

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL |
|---|---|---|
| Fox Ridge Homes, Inc.<br>5115 Maryland Way<br>Suite 300<br>Brentwood, TN 37027 | Same | Map 172-08-B,<br>Parcels 75 and 92 |

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, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 92 on the Revised Final Plat of Bridle Downs, Phase One, of record in Book 6900, pages 701-703, Register's Office for Davidson County, Tennessee, and Lot No. 75 on the Plan of Bridle Downs, Phase II, of record in Book 7900, page 241, said Register's Office, to which plans 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. 92, 1552 Celebration Way, Nashville, Tennessee 37211, and Lot No. 75, 1725 Champion Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tracts or parcels 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 30th day of June, 1992.

THIRD NATIONAL BANK IN NASHVILLE

By: Glen Bartosh

Its: SVP.

By: Nina N. Vowell

Its: AVP

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public of said county and state, Glen Bartosh and Nina N. Vowell, 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 Assistant Vice President, 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 30th day of June, 1992.

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 $30,000.00.

Affiant

Subscribed and sworn to before me this 30th day of June, 1992.

Notary Public
My Commission Expires: 5-25-96

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 Report dated May 22, 1992.

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

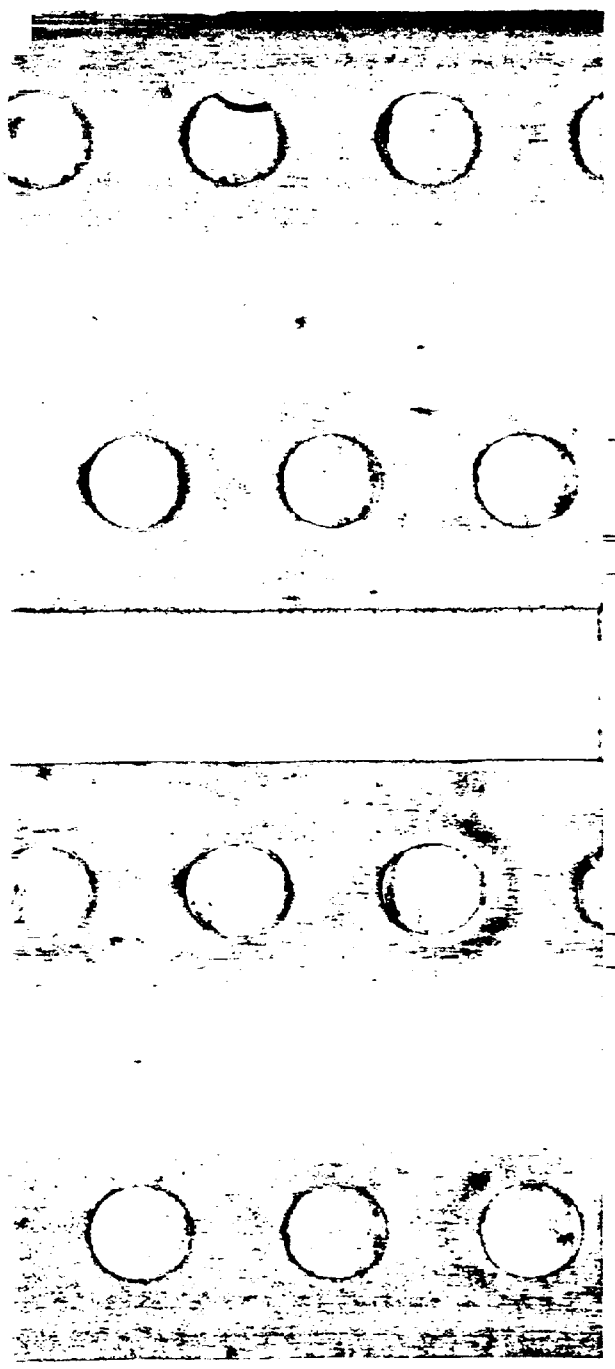
2 4 8 6 4

IDENTIF. TREFERENCE

JUL 2 3 02 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

2413 07/22 01:01 03CHECK 124.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8668 PAGE 78

| | | |
|---|---|---|
| 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 12.00
TOTAL 124.00
CHECK 124.00

07/02/92 01 15:02 0001 2418

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE 24864

JUL 2 3 02 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

**No.** 547199