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

FILE BOX 57
Steve

SPECIAL WARRANTY DEED BOOK 8694 PAGE 824

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 Parcels 155, 163, 193, 195 and 196

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, JOHN W. CAIN, III, 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. 155, 201, 203, and 204 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 .

Lot No. 163 on the Plan of Rivertrace Estates, Phase One, Section II, resubdivision of Lots Nos. 97-108 inclusive, 110, 113-119 inclusive, 122, 123, 130-134 inclusive, 163, 164, 177-184 inclusive, of record in Book 6900, page 741, said Register's Office.

Being a portion of the same property conveyed to John E. Cain, III, Trustee by deed from George T. Hicks, Trustee of record in Book 8682, page 873, Register's Office for Davidson County, Tennessee.

This sale also includes water and sewer tap credits on the above lots to the 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 John E. Cain, III, 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 John E. Cain, III, 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 27th day of July, 1992.

John E. Cain, III, Trustee

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, Tennessee.

3. Flowage Easement of record in Book 2022, page 83, Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 3959, page 595, Register's Office for Davidson County, Tennessee.

5. 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, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 6851, page 370 and amended in Book 6982, page 747, and By-Laws of record in Book 6851, page 390, Register's Office for Davidson County, Tennessee.

7. Charter of Incorporation of Rivertrace Homeowner's Association of record in Book 6851, page 363, Register's Office for Davidson County, Tennessee.

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

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 John E. Cain, III, 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 27th day of July, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-27-94.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $50,000.00.

AFFIANT

NOTARY PUBLIC

My Commission Expires: 11-27-94.

34324

IDENTIF. REFERENCE

AUG 5 12 46 PM '92

DAVIDSON COUNTY TN.

7882 08/05 0101 03CHECK 198.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8694 PAGE 827

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	50000.00
			CON TX	185.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	198.00
			CHECK	198.00

08/05/92 01 12:47 0001 7882

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34324

IDENTIF. TREFERENCE

AUG 5 12 46 PM '92

DAVIDSON COUNTY TN

No. 557699