Ex 2

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,500.00

Deborah L. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF September, 1992

Notary Public

MY COMMISSION EXPIRES: 1/22/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Nella Schneider Hunt, Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
VISTA MORTGAGE & REALTY, INC (NAME)	VISTA MORTGAGE & REALTY, INC. (NAME)	134-9-254
2001 Bryan Tower, Suite 3300 (STREET ADDRESS OR ROUTE NUMBER)	2001 Bryan Tower, Suite 3300 (STREET ADDRESS)	134-9-255
Dallas, Texas 75201 (CITY) (STATE) (P.O. ZIP)	Dallas, Texas 75201 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE FOX RIDGE HOMES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VISTA MORTGAGE & REALTY, INC., A DELWARE CORPORATION

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 102 and 103 on the Plan of Woodland Hills, Phase One, of record in Book 6900, pages 666, 667, 668 and 669, Register's Office for Davidson County, to which reference is here made for a more particular description.

Being part of the same property conveyed to Fox Ridge Homes, Inc., by deed from Vista Mortgage & Realty, Inc., a Delaware Corporation, of record in Book 8173, page 494, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Declaration of Covenants, Conditions and Restrictions of record in Book 7632, page 947, Register's Office for Davidson County, TN.
2. All matters shown on the Plan of record in Book 6900, pages 666,667,668 & 669, said Register's Office.
3. Storm Water Detention Agreement of record in Book 7262, page 388, Register's Office for said County.
4. Surveyor's Correction of record in Book 7564, page 404, and Book 7574, page 894, Register's Office for Davidson County, TN.
5. Easement for road purposes, right of way of Paragon Mills Road, conveyed by Herman Jones and wife, Flora to Davidson County, Tennessee, of record in Book 3103, page 37, Register's Office for Davidson County, TN.

unimproved (X)
This is improved ( ) property, known as _____ (House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21ST day of September, 19 92

FOX RIDGE HOMES, INC.

By: Clifford H. Davis
Chief Executive Officer

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STATE OF TENNESSEE
Davidson County

Personally appeared befcre me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Alphonse H. Davis

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Executive officer

_____of the Fox Ridge Homes, Inc.

a corporation, and that he as such Chief Executive Officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Chief Executive Officer.

Witness my hand and official seal at Nashville, Tennessee, this 21ST day of September, 19 92.

Roann Wall Notary Public

Commission Expires 1/23/94

WARRANTY DEED

FROM

TO

4 7.7 4.3

IDENTIFI REFERENCE

SEP 22 3 22 PM '92

DAVIDSON COUNTY, TN

[redacted]

RECORDING FEE 11.25

ATTORNEYS TITLE™

A Minnesota Title Company

SUITE 175 -- 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	32500.00
CON TX	120.25
PRFEE	1.00
WDEED	8.00
TOTAL	129.25
CHECK	129.25

09/22/92 01 15:23 0001 8895

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 7.7 4.3

IDENTIFICATION REFERENCE

SEP 22 3 22 PM '92

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 572519