BOOK 8859 PAGE 947

9051.7

IDENTIFICATION REFERENCE

FEB 8 11 55 AM 1993

DAVIDSON COUNTY TN

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

PICK-UP

ADDRESS NEW OWNER:
Fox Ridge Homes, Inc.
5115 Maryland Way
Suite 300
Brentwood, TN 37027

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 172-08-B,
Parcel 22

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 tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 22 on the Revised Final Plat of Bridle Downs, Phase One, of record in Book 6900, pages 701-703, said Register's Office, 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 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. 22, 1613 Masterpiece Court, 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 5th day of February, 1993.

THIRD NATIONAL BANK IN NASHVILLE

By: Nina N. Vowell

Its: AVP

By:

Its: V-P

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public of said county and state, Nina N. Vowell and Lynn Vandergriff, 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 Assistant Vice President and 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 8th day of February, 1993.

Patricia D. Eastes
Notary Public

PATRICIA D. EASTES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: September 21, 1996

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $14,500.00.

Deborah P. Byford
Affiant

Subscribed and sworn to before me this 5th day of February, 1993.

Lisa E. Peerman
Notary Public
My Commission Expires: 5-25-96

LISA E. PEERMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

1. Taxes for 1993 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.

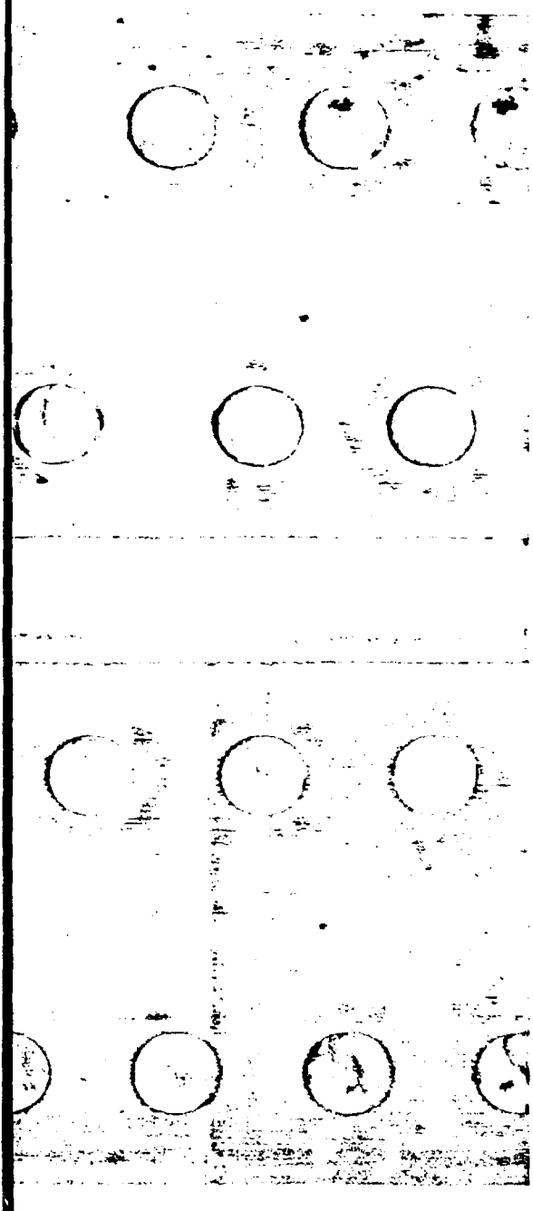
5. Deeds of conveyance of water and sanitary sewer lines of record in Book 7797, pages 477 and 485, said Register's Office.

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 Surveyor's Inspection Report dated January 20, 1993.

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

1682 02/08 0101 03CHECK 66.65



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 8859 PAGE 950

| | | |
|---|---|---|
| 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 | 14500.00 |
| CON TX | 53.65 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 66.65 |
| CHECK | 66.65 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/08/93 01 11:55:00001 1682

90517

IDENTIFICATION REFERENCE

FEB 8 11 55 AM '93

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

No. 619346