BOOK 9026 PAGE 244

Bay 28

Woodland Hills, Vista #75540
Davidson County, Tennessee
Fox Ridge Homes, Inc.
_____, 1993
Swap #5

This instrument was prepared by:

Barbara F. Nye, Esq.
Lomas Financial Group
1600 Viceroy Drive, Fourth Floor
Dallas, Texas 75235

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is Sixteen Thousand Two Hundred Fifty and No/100 Dollars ($16,250.00).

Deborah R. Byford
Affiant

SUBSCRIBED AND SWORN TO before me, this the 22 day of July 1993.

Commission expires: 1-22-95

Notary Public, State of TN

SEAL

Address New Owner(s)
Send Tax Bills to
as follows:

VISTA MORTGAGE & REALTY, INC.
5950 Berkshire
Suite 400
Dallas, Texas 75225

Map-Parcel Numbers
134-13-253

Field Book Numbers

One Lot
Woodland Hills, Vista #75540
Davidson County, Tennessee
Fox Ridge Homes, Inc.
_____, 1993
Swap #5

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Sixteen Thousand Two Hundred Fifty and no/100 Dollars ($16,250) the receipt and sufficiency of which are hereby acknowledged, FOX RIDGE HOMES, INC. ("Grantor"), a Tennessee corporation having a mailing address of 5115 Maryland Way, Brentwood, Tennessee 37027, has BARGAINED and SOLD, and by these presents does TRANSFER and CONVEY unto the said VISTA MORTGAGE & REALTY, INC. ("Grantee"), a Delaware corporation having an address of 5950 Berkshire, Suite 400, Dallas, Texas 75225, its successors and assigns, that this certain Lot ("Property") in Davidson County, State of Tennessee, being more particularly described on Annex "A" attached hereto and incorporated herein by reference.

Being a portion of the same property conveyed to Fox Ridge Homes, Inc. by deed from Vista Mortgage & Realty, Inc. of record in Book 9026, Page 236, in the Register's Office of Davidson County, Tennessee.

This conveyance is expressly made subject to the matters more particularly described on Annex "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and the same is unencumbered except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to said Grantee, its successors and assigns against the lawful claims of all persons whosoever lawfully claiming or to claim the Property or any part thereof, by, through, or under the Grantor, but not otherwise, except as to those matters set forth on annex "B" hereto to which this conveyance is expressly made subject.

WITNESS ITS HAND this 22nd day of July, 1993.

FOX RIDGE HOMES, INC.
a Tennessee corporation

By: Deborah P. Buford
Name: DEBORAH P. BUFORD
Title: Vice President

STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, a Notary Public in and for said County, duly commissioned and qualified, personally appeared Deborah P. Buford, 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 Vice President of FOX RIDGE HOMES, INC., a Tennessee corporation, the within named bargainor, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Vice President.

WITNESS MY HAND AND SEAL OF OFFICE this 22nd day of July, 1993.

[SEAL]

J. Ann Smith
Notary Public, State of Tennessee

Commission Expires: 1-22-95

25348:0693

Annex "A"
To Special Warranty Deed

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 101 on the Plan of Woodland Hills, Phase Two, Section One of record in Book 7900, Page 408.

Annex "B"
To Special Warranty Deed

PERMITTED ENCUMBRANCES

(1) General or special taxes and assessments required to be paid in the year 1993 and subsequent years.

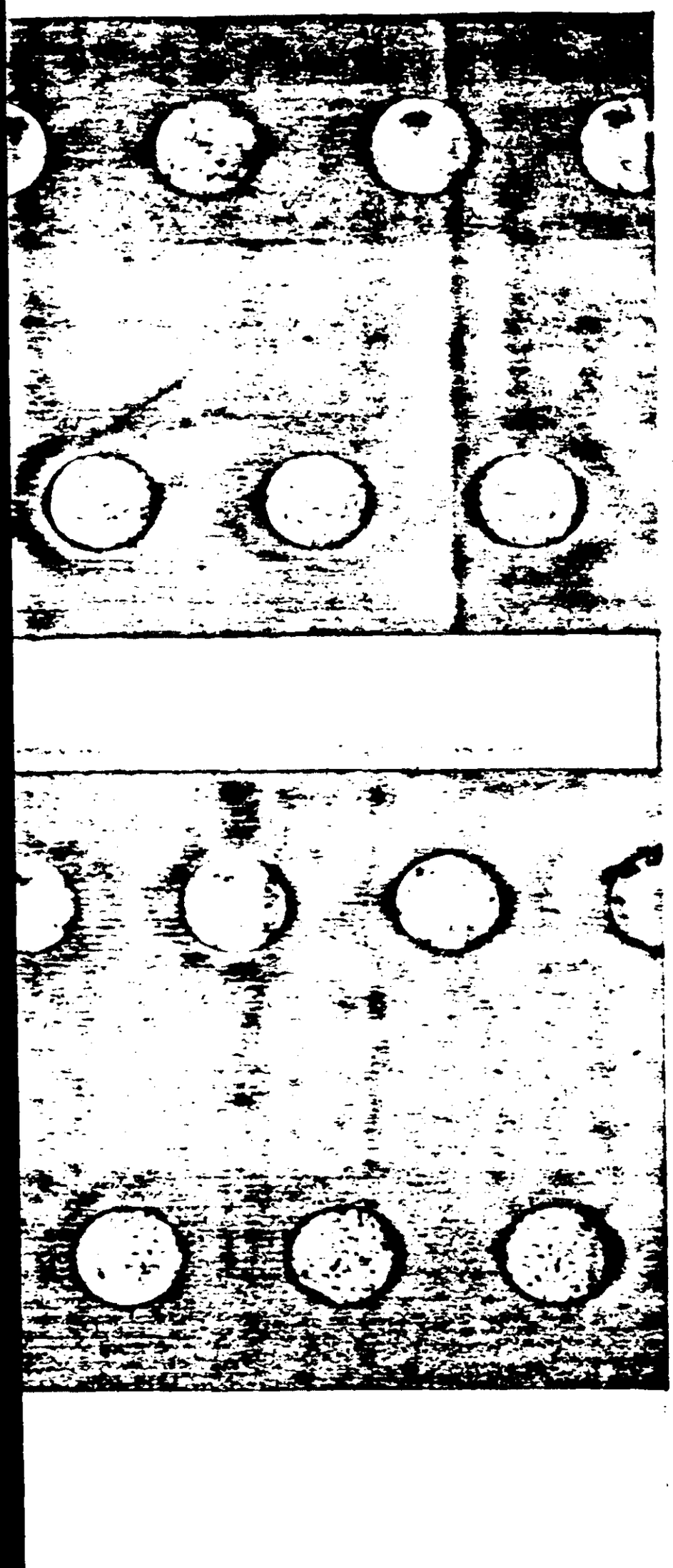
(2) Storm Water Detention Agreement of record in Book 7262, Page 388, said Register's Office.

(3) Storm Water Detention Agreement of record in Book 8337, Page 556, said Register's Office.

(4) Declaration of Covenants, Conditions and Restrictions of record in Book 7632, Page 947, said Register's Office.

(6) All matters shown on the Plan of record in Book 7900, Page 408, said Register's Office.

3433 07/27 1101 03CHECK 80.94



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9026 PAGE 249

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	16250.00
			CON TX	59.94
			PRFEE	1.00
			WDEED	20.00
			TOTAL	80.94
			CHECK	80.94
07/27/93	01	13:39	0001	8433

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45171

IDENTIFICATION

93 JUL 27 PM 1:39

No. 678782