BOOK 9269 PAGE 539

This Instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

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

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 161
PARCEL 52

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Walter R. Nipper, Jr., unmarried ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Fox Ridge Homes, Inc., a Tennessee corporation ("Grantee"), its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of The Arbors of Brentwood, of record in Book 6250, page 530, and as amended in Book 9131, 750, said Register's Office, to which plan reference is hereby made for a more complete legal description of said lot.
>
> Being a part of the same property conveyed to Walter R. Nipper, Jr. and wife, Mildred P. Nipper by deed from S. W. Rucker and wife, Emily M. Rucker of record in Book 3501, page 604, Register's Office for Davidson County, Tennessee. The said Mildred P. Nipper having since died.

This is unimproved property located off of Edmondson Pike, Nashville, Tennessee.

This conveyance is made subject to the following:

1. Real estate taxes for the current year, which have been prorated and assumed by Grantee; and

2. Easement for ingress and egress to cemetery contained in deed of record in Book 3501, page 604, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its heirs, successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 4 day of March, 1994.

Walter R. Nipper, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Walter R. Nipper, Jr., unmarried, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal this the 4 day of March, 1994.

NOTARY PUBLIC

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $100,000.00.

AFFIANT

Subscribed and sworn to before me
this 4 day of March, 1994.

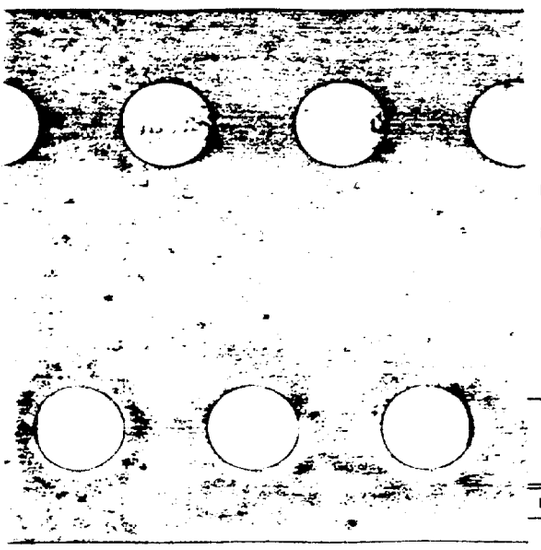
NOTARY PUBLIC

My Commission Expires: 9/16/95

: 8110 03/04 0101 03CHECK 379.00

24379
IDENTIF. & REFERENCE

PICK-UP



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

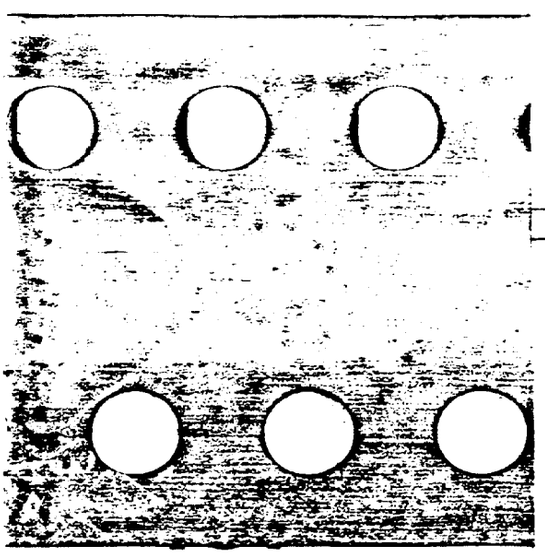
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
100000.00
CON TX 370.00
PRFEE 1.00
WDEED 8.00
TOTAL 379.00
CHECK 379.00
03/04/94 01 16:12 0001 8110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



24379
IDENTIF. ← REFERENCE

94 MAR -4 PM 4:10
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 763526