Box 28

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# OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Deborah A. Byrd
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 7th DAY OF July, 1994

J. Ann South
NOTARY PUBLIC

My Commission expires: 1/22/97

THIS INSTRUMENT PREPARED BY

Cecil D. Branstetter, Attorney, 200 Church Street, 4th Floor, Nashville, TN 37201
NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| FOX RIDGE HOMES, INC. (NAME) | same (NAME) | pt. of 126-65 |
| 5115 Maryland Way (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## Warranty Deed

**For and in Consideration of** the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

FIRST HOTEL INVESTMENT CORPORATION

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

FOX RIDGE HOMES, INC.

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 7 and 88 on the Plan of Phase One, Boone Trace at Biltmore, of record in Book 7900, page 667, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lots.

Being part of the same property conveyed to First Hotel Investment Corporation by deed from Westinghouse Electric Corporation, of record in Book 9320, page 787, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Restrictive covenants of record in Book 9342, page 312, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 7900, page 667, Register's Office for Davidson County, Tennessee.

unimproved ( X )
This is improved ( ) property, known as _____ 5022 07/08 0101 03CHECK 157.00
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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** our hands this 7th day of July, 1994.

FIRST HOTEL INVESTMENT CORPORATION

By: James V. Palmer
James V. Palmer, Vice President

**INDIVIDUAL ACKNOWLEDGMENTS:**

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STATE OF TENNESSEE }
County of }

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

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

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

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

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

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

**CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:**

COMMONWEALTH
~~STATE OF TENNESSEE~~ } PENNSYLVANIA
County of Allegheny }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared James V. Palmer, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the Vice President of First Hotel Investment Corporation, the within named bargainor, a corporation (or partnership), and that he, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by him self as such officer (or partner).

Witness my hand and official seal at office this 7th day of July, 1994.

My Commission expires:

Notarial Seal
Mary Ann Kelleher, Notary Public
Pittsburgh, Allegheny County
My Commission Expires Nov. 30, 1997
Member, Pennsylvania Association of Notaries

Mary Ann Kelleher
Notary Public

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.
94 JUL -8 PM 1:37
IDENTIF. → REFERENCE

69296



**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

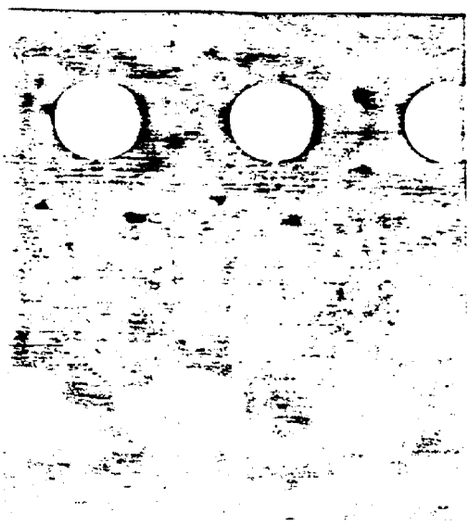
RECEIVED OF _____

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 | 40000.00 |
| CON TX | 148.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 157.00 |
| CHECK | 157.00 |

07/08/94 01 13:37 0001 5022

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

69296
IDENTIF. ↑ REFERENCE

94 JUL -8 PM 1:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 811653