51-B

This instrument prepared by: Harris A. Gilbert
Wyatt, Tarrant & Combs
Suite 1500, Nashville City Center
511 Union Street
Nashville, TN 37219

**WARRANTY DEED**

| Address New Owner(s) | Send Tax Bills To | Map-Parcel |
|---|---|---|
| Fox Ridge Homes, Inc.<br>5115 Maryland Way<br>Brentwood, TN 37027 | SAME | Map 52-13B<br>Parcels 64, 65<br>& 66 |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Julius Doochin, Trustee, with full power to transfer, sell, convey, lease or mortgage, without joinder of beneficiary, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Fox Ridge Homes, Inc., hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Unit Nos. 100, 101 and 115, on the Condominium Site Plan, Phase II-C, Section 2 on the Plan of River Glen, a Planned Unit Development of record in Plat Book 7900, pages 548 and 549, amending Plat Book 6900, page 650, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal descripton.
>
> Being part of the same property conveyed to Julius Doochin, Trustee, with full power to transfer, sell, convey, lease or mortgage, without joinder of beneficiary, by Warranty Deed from Anita Louise Peacher, widow, of record in Book 5690, page 853, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous deed of record.

This is unimproved property known as River Glen, Phase II-C, Unit Nos. 100, 101 and 115, Nashville, Tennessee.

This conveyance is subject to 1994 real property taxes which have been prorated and assumed by the Grantee.

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, its successors and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 the 5th day of December, 1994.

JULIUS DOOCHIN, TRUSTEE

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Susanne C. Pugh, a Notary Public in and for said county and state, the within named Julius Doochin, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained by signing his name.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of December, 1994.

Susanne C. Pugh
NOTARY PUBLIC

My Commission Expires: My Commission Expires SEPT. 26, 1998

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Twenty Seven Thousand Seven Hundred Twenty Dollars and no/100 ($27,720.00).

AFFIANT for Oddz Homes, Inc.

Subscribed and sworn to before me, this the 5th day of December, 1994.

Susanne C. Pugh
NOTARY PUBLIC

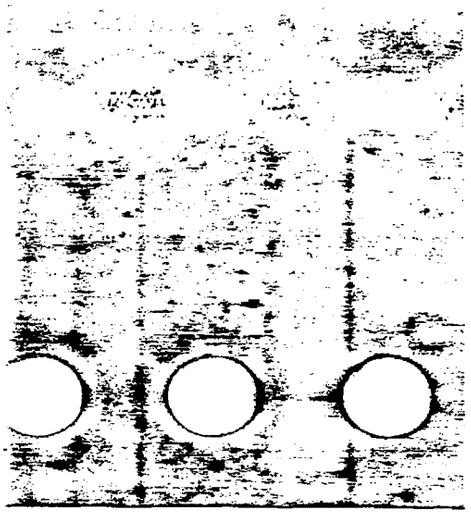
My Commission Expires: My Commission Expires SEPT. 26, 1998

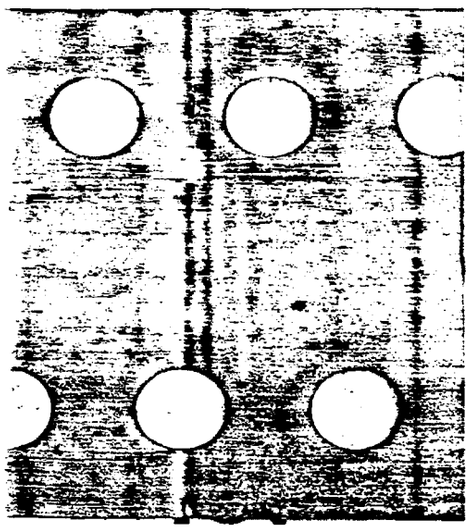
14791
IDENTIFICATION REFERENCE

94 DEC -5 PM 3:47
REGISTER
DAVIDSON COUNTY, TN.

0344 12/05 0101 03CHECK 111.49

H:\HAG\DOOCH11W.DED (December 2, 1994; 8:08am)





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

RECEIVED OF _____

FOR _____

BOOK 9538 PG 548

| | | |
|---|---|---|
| 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 27720.00 |
| | | | | CON TX 102.49 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 111.49 |
| | | | | CHECK 111.49 |
| 12/05/94 | 01 | | | 15:47 0001 0344 |

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

14791
IDENTIFICATION REFERENCE

DEC -5 PM 3:47
REGISTER
DAVIDSON COUNTY, TN.

**No.** 860347