BOOK 9970PG306

3

This instrument prepared by: Mary Frances Rudy, Attorney
Three Maryland Farms, Suite 110
Brentwood, TN 37027

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map - Parcel
Fox Ridge Homes, Inc. 5115 Maryland Way, #300 Brentwood, TN 37027	SAME	Map 52-13-B Parcels 122, 123 and 133

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, 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 Units Nos. 122, 123 and 133 on the Condominium Site Plan, Phase II-C, Section 3 on the Plan of River Glen, of record in Plat Book 9700, Pages 18 and 19, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

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 deed from Anita Louise Peacher, widow of record in Book 5690, Page 813, 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 Units 122, 123 and 133, River Glen, Nashville, Tennessee 37214.

0157287
IDENTIF. & REFERENCE

96 MAR -6 AM 10:42
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

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 26th day of February, 1996.

Julius Doochin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Julius Doochin, [redacted], 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 26th day of February, 1996.

My Commission Expires: 9/18/99

Notary Public

JUDY BERNAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is Thirty Three Thousand Dollars and no/100 ($33,000.00).

Affiant

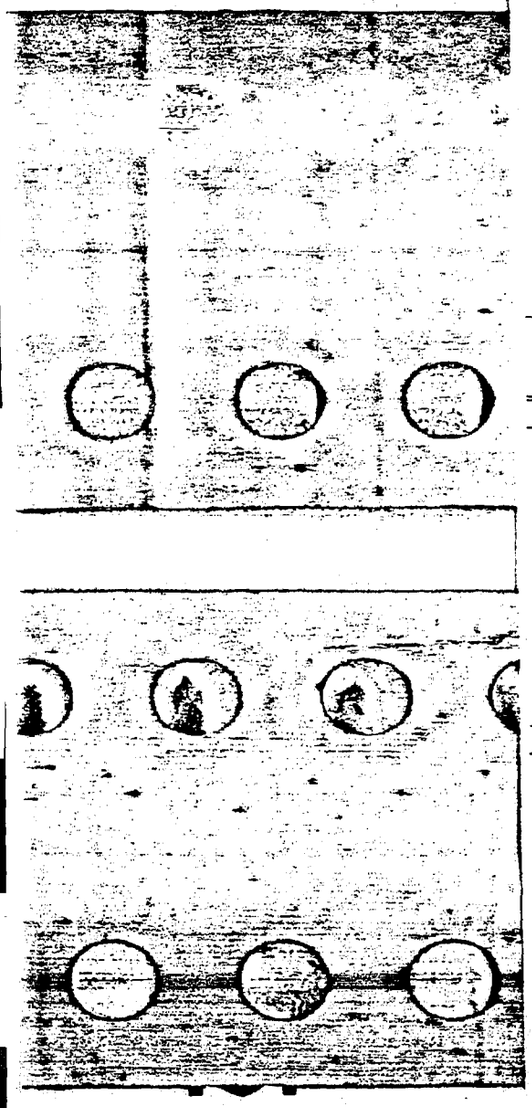
Suscribed and sworn to before me, this the 26th day of February, 1996.

My Commission Expires: 9/18/99

Notary Public

JUDY BERNAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

5371 02/26/96 0101 03CHECK 131.10



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

RECEIVED OF _____

FOR _____

BOOK 9970 PG 308

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 33000.00
CON TX 122.10
PRFEE 1.00
WDEED 8.00
TOTAL 131.10
CHECK 131.10

03/06/96 01 10:46 0001 5371

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0157287
IDENTIF. & REFERENCE

96 MAR -6 AM 10: 4[illegible]
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1013484