BOX 28

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,247,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 1996.

Notary Public

MY COMMISSION EXPIRES: 11/28/98

(AFFIX SEAL)

BOOK 10037 PG 396

THIS INSTRUMENT WAS PREPARED BY

BRANSTETTER, KILGORE, STRANCH & JENNINGS, 227 SECOND AVENUE, NORTH, 4TH FLOOR, NASHVILLE, TN 37201

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NOS
(NAME) FOX RIDGE HOMES, INC.	(NAME) SAME AS PROPERTY OWNER	MAP: 126 PARCEL: 65
(STREET ADDRESS OR ROUTE NO.) 5115 MARYLAND WAY	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP) BRENTWOOD, TN 37027	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of **Ten and No/100 Dollars ($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, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Please see *EXHIBIT A* attached hereto.

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, and all Amendments thereto.

This is unimproved property, known as **BOONE TRACE**.

To have and to hold the said tracts or parcels 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.

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Witness our hands this 29th day of April, 1996.

FIRST HOTEL INVESTMENT CORPORATION

BY: Gerald P Segner

GERALD P. SEGNER
Vice President

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY)

Before me, the undersigned authority, a Notary Public in and for the commonwealth and county aforesaid, personally appeared **GERALD P. SEGNER**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Vice-President** of **FIRST HOTEL INVESTMENT CORP.**, a Delaware corporation, and that he, as such **Vice-President**, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as **Vice-President**.

WITNESS my hand and official seal at Pittsburgh, Pennsylvania, on this the 29th day of April, 1996.

Elaine K Youngwirth

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Notarial Seal
Elaine K. Youngwirth, Notary Public
Pittsburgh, Allegheny County
My Commission Expires April 2, 1998
Member, Pennsylvania Association of Notaries

EXHIBIT
A

SURVEYOR'S DESCRIPTION

Tract A

prior 10037 PG 398

Being land in the Second Civil District (Twenty-Third Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, lying generally north of Phase One, Boone Trace, as of record in Book 7900, Page 667, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Boone Trace, said point being the northeasterly corner of Lot 268, Phase One, Boone Tract;

THENCE, S 54° 27' W, 115.00 feet to a point;

THENCE, N 35° 54' W, 1,704.69 feet to a point in the northerly boundary of the Boone Farm tract;

THENCE, following the southerly bank of the Harpeth River, N 33° 15' 33" E, 362.00 feet to a point;

THENCE, N 30° 01' 11" E, 181.45 feet to a point;

THENCE, N 34° 09' 51", 291.18 feet to a point;

THENCE, N 36° 57' 29", 421.32 feet to a point in the southerly margin of the CSX Railroad;

THENCE, with said southerly margin along a curve to the right, having a radius of 3,267.54 feet and a central angle of 11° 59' 18", a distance of 683.69 (Chord of S 78° 40' 56" E, 682.44 feet) to a point;

THENCE, S 84° 43' 36" E, 41.56 feet to a point;

THENCE, leaving said southerly margin along the easterly boundary of the Boone Farm Tract, S 16° 24' E, 1,391.23 feet to a point;

THENCE, S 48° 15' W, 220.97 feet to a point;

THENCE, S 17° 54' E, 420.00 feet to the northeasterly corner of Lot 69 (unrecorded);

THENCE, S 84° 55' W, 72.69 feet to a point;

THENCE, S 88° 42' W, 94.42 feet to a point;

THENCE, S 78° 00' W, 92.00 feet to a point;

THENCE, S 68° 38' W, 92.20 feet to a point;

THENCE, S 55° 41' W, 257.24 feet to a point;

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THENCE, S 35° 33' E, 65.00 feet to a point in the northeasterly corner of Lot 94 as of record in Book 7900, Page 667, R.O.D.C;

THENCE, with the northerly boundary of said Lot 94, S 54° 27' W, 125.00 feet to a point in the easterly margin of Boone Trace;

THENCE, S 54° 27' W, 25.00 feet to a point in the centerline of Boone Trace;

THENCE, with said centerline, N 35° 33' W, 35.32 feet to a point;

THENCE, S 54° 27' E, 25.00 feet to the point of beginning;

Containing 2,692,909 square feet or 61.82 acres, more or less.

Being part of the Westinghouse Credit Corporation property of record in Book 8230, Page 1, R.O.D.C.

0177930
IDENTIF. & REFERENCE

96 MAY -2 PM 3:01
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] 4034.20

Barge, Waggoner, Sumner and Cannon, Inc.
File 10287-11
April 24, 1996

(EXHIBIT A - CONTINUED)

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SURVEYOR'S DESCRIPTION

Tract B

Being land in the Second Civil District (Twenty-Third Councilmanic District) of Metropolitan Nashville and Davidson County, Tennessee, lying generally north of Phase One, Boone Trace as of record in Book 7900, Page 667, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the northerly margin of Settler's Way at the southeasterly corner of Lot 85, Phase One, Boone Trace;

THENCE, with the common line of Lot 85 and Lot 84 (unrecorded) N 53° 01" W, 160.29 feet to a point;

THENCE, N 63° 15' E, 71.88 feet to a point;

THENCE, N 17° 58' E, 129.80 feet to a point;

THENCE, S 71° 41' E, 140.00 feet to a point;

THENCE, S 72° 06' E, 328.59 feet to a point in the boundary line of the Boone Farm Tract;

THENCE, with said boundary, S 17° 54' E, 587.05 feet to a point;

THENCE, S 69° 29' W, 358.21 feet to a point;

THENCE, N 89° 07' W, 15.18 feet to the southeasterly corner of Lot 41 of Phase One, Boone Trace;

THENCE, with easterly boundary of said Lot 41, N 10° 17' W, 18.00 feet to a point;

THENCE, with the westerly boundary of Lots 41, 42, 43 and 45, N 24° 15' W, 300.26' feet to a point;

THENCE, N 53° 35' W, 100.00 feet to a point in the southerly margin of Settler's Way;

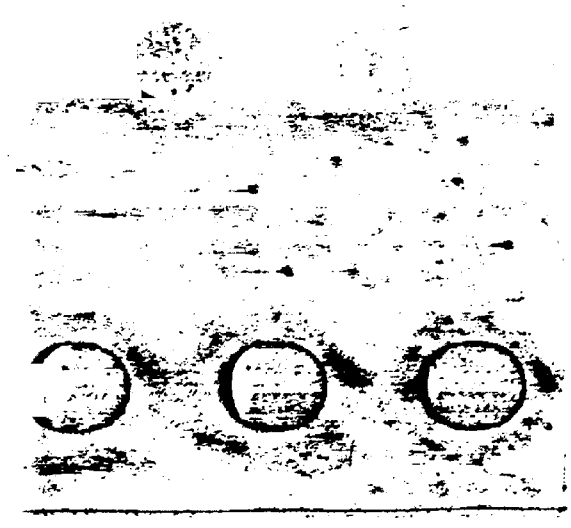
THENCE, crossing Settler's Way, N 61° 41' W, 50.54 feet to the point of beginning;

Containing 26,197 square feet or 6.18 acres, more or less;

Being part of the Westinghouse Credit Corporation property of record in Book 8230, Page 1, R.O.D.C.

Barge, Waggoner, Sumner and Cannon, Inc.
File 10287-11
April 24, 1996

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



RECEIVED OF _____

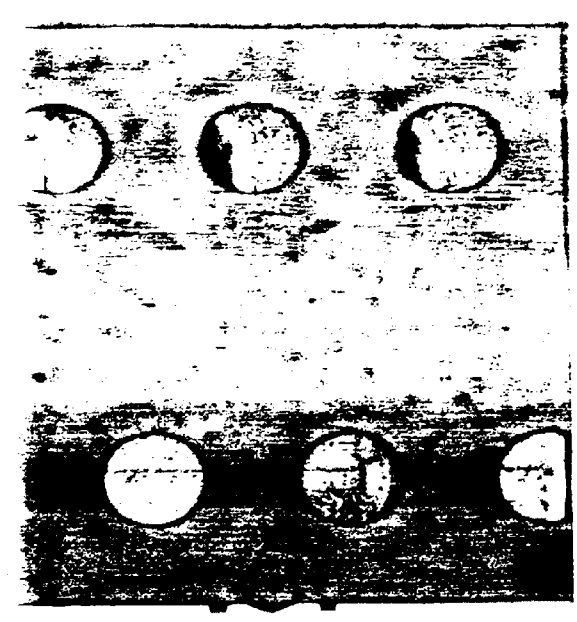
FOR _____

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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
1247000.00
CON TX 4613.90
PRFEE 1.00
MTEES 20.00
TOTAL 4634.90
CHECK 4634.90
05/02/96 01 15:03 0001 7404



0177930 IDENTIF. ↑ REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 MAY -2 PM 3:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1035436