This instrument prepared by:
Glenn G. Dukes, Jr.
Dodson, Parker & Behm
400 Realtors Building
306 Gay Street
P. O. Box 198806
Nashville, TN 37219-8806
(615) 254-2291

BOOK 10117 PG 195

SPECIAL WARRANTY DEED

ADDRESSES OF NEW OWNERS	SEND TAX BILL TO:	MAP PARCEL NO.:
Fox Ridge Homes, Inc. 5115 Maryland Way Brentwood, Tn. 37207	Same	97 100 & 138

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, and other good and valuable considerations, The Peninsula, a Tennessee General Partnership, has this day bargained and sold and does hereby transfer and convey unto Fox Ridge Homes, Inc., its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being Lots No. 64, 67 and 76 on the Plan of First Revision of The Peninsula, a Planned Residential Development, of record in Book 9700, page 8, Davidson County Register's Office to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to The Peninsula, a Tennessee General Partnership, by quitclaim deed from Jerry Butler Construction, Inc. of record in Book 9533, page 234, Register's Office, Davidson County, Tennessee.
>
> The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

STATE OF TENNESSEE:
COUNTY OF WILLIAMSON:

The actual consideration or value whichever is greater, for this transfer is $84,000.00.

Subscribed and sworn to before me this the 10th day of July, 1996.

Affiant

Notary Public

My Commission Expires: 11/22/97

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Fox Ridge Homes, Inc. (hereinafter sometimes "Transferee"), its successors, heirs and assigns, forever.

I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. I further covenant and bind my heirs and representatives to warrant and forever defend the title to said real estate to the said Transferee, their successors, heirs and assigns against the lawful claims of all persons that arose during the Grantor's tenure.

WITNESS my hand this the 10th day of July, 1996.

The Peninsula, a Tennessee General Partnership

By: _____
Glenn G. Dukes,
President,
Dukes & Co., Partner

STATE OF TENNESSEE:
COUNTY OF WILLIAMSON:

On this the 10th day of July, 1996, before me personally appeared Glenn G. Dukes, President of Dukes & Co., which is a partner of The Peninsula, personally known to me, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

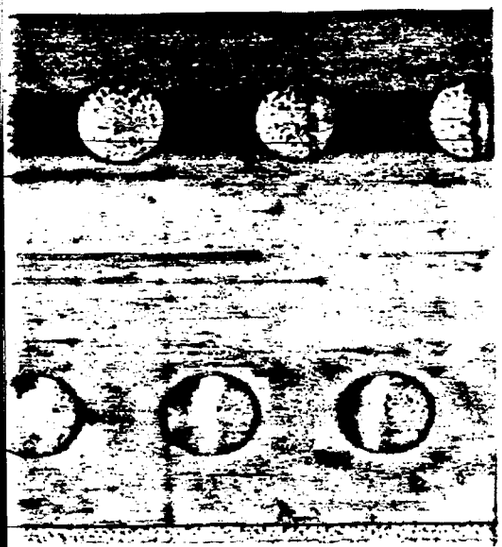
WITNESS my hand, at office, this the 10th day of July, 1996.

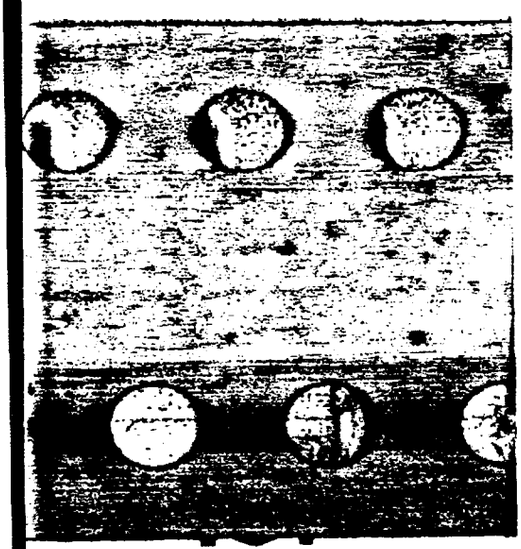
_____
Notary Public

My Commission Expires:

11/22/97

IDENTIFICATION REFERENCE
0202211





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

RECEIVED OF _____

FOR _____

BOOK 10117 PG 197

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 84000.00
CON TX 310.80
PRFEE 1.00
WDEED 8.00
TOTAL 319.80
CHECK 319.80

07/11/95 01 08:17 0001 3743

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0202211
IDENTIF. # REFERENCE

95 JUL 11 AM 8:08

REGISTER
DAVIDSON COUNTY, TN.

No. 1061441