ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Fox Ridge Homes, Inc. 5115 Maryland Way Suite 300 Brentwood, TN 37027	New Owner	Map 033-040B Parcel 0023.00CO

This instrument prepared by: Robert J. Notestine, III, Attorney,
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Bomar Construction Co., Inc., A Tennessee Corporation (The " Grantor") has bargained and sold, and by these presents does transfer and convey unto Fox Ridge Homes, Inc., A Tennessee Corporation (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, (the property) being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 and Lot No. 39 on the Plan of the Final Plat of Dry Creek Pointe, Section One, of record in Book 7900, page 737, said Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Bomar Construction Company, a Tennessee Corporation by Quitclaim Deed from Michael D. Rippetoe and Karen E. Rippetoe of record in Book 9207, page 265, said Register's Office for said County.

This conveyance is subject to any and all existing easements of record.

This is unimproved property commonly known as Lot 24 and 39 of Dry Creek Pointe Court, Goodlettsville, TN 37072.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $35,500.00.

Deborah L. Buford
Affiant

Subscribed and sworn to before me this 2nd day of July, 1996.

Herman A. Notestine
Notary Public

My Commission Expires 7-24-99

NOTARY PUBLIC

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantees' successors and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

BOOK 10128 PG 957

And Grantor does further covenant and bind itself, its representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 2nd day of July, 1996.

Bomar Construction Company, Inc.
A Tennessee Corporation

By: Charles W. Evilsizer Pres.

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 Charles W. Evilsizer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the President of **Bomar Construction Company, Inc.**, the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Charles W. Evilsizer as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of July, 1996.

Herman A. Ruben
Notary Public

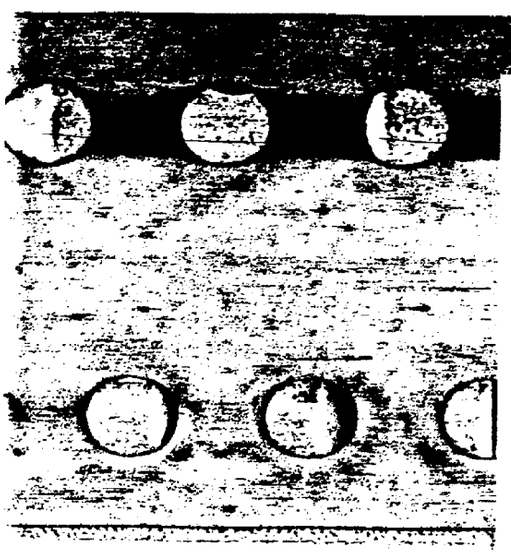
My Commission Expires:

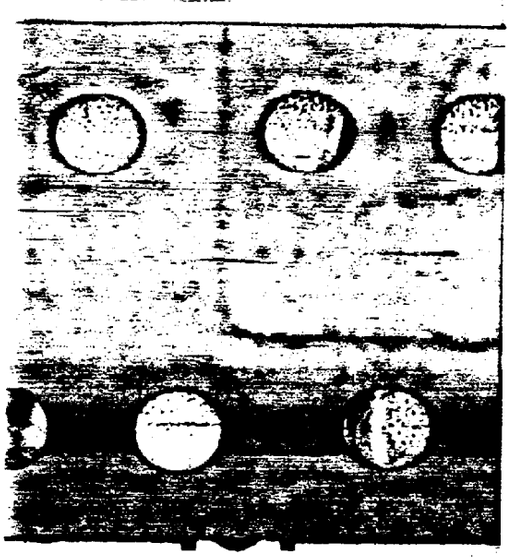
7-24-99

96 JUL 23 AM 10:28
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
02 06286

3167 07/23 0101 03CHECK 140.35





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

RECEIVED OF _____

FOR _____

BOOK 10128 PG 958

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	35500.00
			CON TX	131.35
			PRFEE	1.00
			MDEED	8.00
			TOTAL	140.35
			CHECK	140.35
07/23/96	01		10:37 0001	8167

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0206286
IDENTIF. & REFERENCE

96 JUL 23 AM 10: 28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1065801