0264881

IDENTIF. & REFERENCE

97 JAN 16 PM 3:59

REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared By:
Glenn G. Dukes, Jr.
5115 Maryland Way, Suite 305
Brentwood, TN 37027
(615) 377-0739

BOOK 10322 PG 81

SPECIAL WARRANTY DEED

ADDRESSES OF NEW OWNERS	SEND TAX BILL TO:	MAP PARCEL NO:
Fox Ridge Homes, Inc. 5115 Maryland Way Suite 300 Brentwood, TN 37027	Same	97 100 & 138

For and in consideration of the sum of Ten ($10.00) Dollars and No Cents, 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.73 & 78 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 DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $56,000.00

Subscribed and sworn to before me this the 14th day of January, 1997.

Affiant

DEBORAH P. BUFORD NOTARY AT LARGE DAVIDSON CO. TENN.

Notary Public

My Commission Expires: 7/25/98

My Commission Expires 7/25/98

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 called the "Transferee"), its successors, heirs and assigns, forever.

I covenant that I am lawfully 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 only during the

Grantor's tenure and none other.

WITNESS my hand this the ~~30th day of December,~~ 1996. 14th day of January 1997

The Peninsula, a Tennessee
General partnership

By: Dukes & Co.,
Partner

By: _____ ~~5573 01/15~~ 0101 03CHECK 216.20
Glenn G. Dukes
President

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this the ~~30th day of December, 1996,~~ 14th day of January 97 before me personally appeared Glenn G. Dukes, President of Dukes & Co., Partner of The Peninsula, a Tennessee General Partnership, the within named bargainor, personally known to me and who executed the same as his free act and deed foregoing instrument for the purposes contained therein.

WITNESS my hand at office this the 30th day of December, 1996.

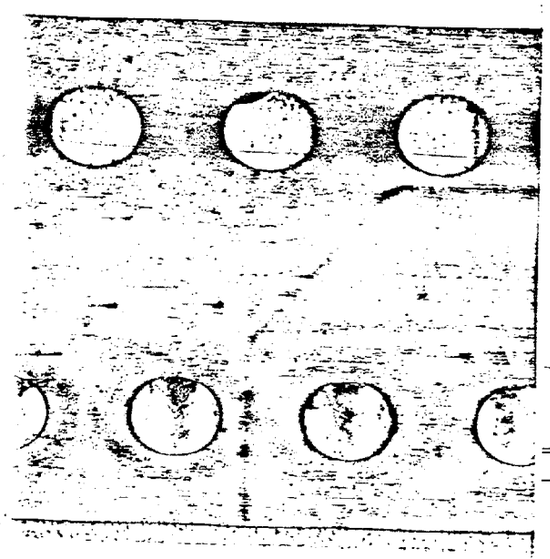
DEBORAH P. BOARDMAN NOTARY AT LARGE DAVIDSON CO. TENNESSEE

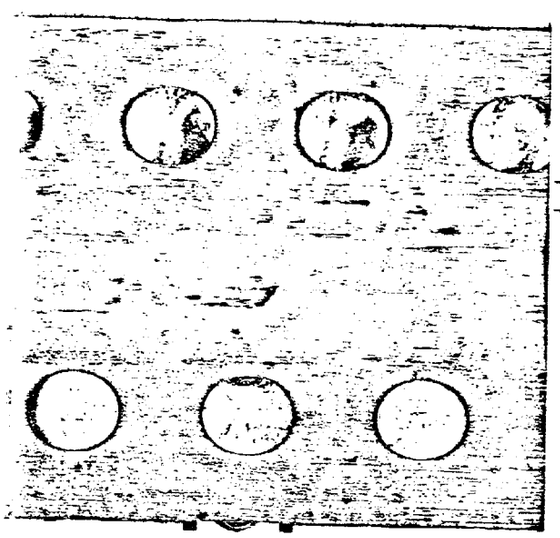
Notary Public

My Commission Expires;

7-25-98

My Commission Expires 7/25/98





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

RECEIVED OF _____

FOR _____

BOOK 10322 PG 83

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	56000.00
CON TX	207.20
PRFEE	1.00
WDEED	8.00
TOTAL	216.20
CHECK	216.20

01/16/97 01 16:01 0001 5573

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0264881
IDENTIF. & REFERENCE

97 JAN 16 PM 3:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1108073