[redacted]

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

BOOK 10378 PG 141

SPECIAL WARRANTY DEED

ADDRESSES OF NEW OWNERS
Fox Ridge Homes, Inc.
5115 Maryland Way
Suite 300
Brentwood, TN 37027

SEND TAX BILL TO:
Same

MAP PARCEL NO:
97-138
97-100

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.35, 37, 38, 39 & 94 on the Plan of Phase Two First Revision of The Peninsula, a Planned Residential Development of record in Book 9700, page 352, 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.

6116 03/12 0101 03CHECK 564.00

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $150,000.00
Subscribed and sworn to before me this the 12th day of March, 1997.

Affiant

Notary Public
My Commission Expires:

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

PICK-UP

97 MAR 12 PM 3:07
FELIX Z. McLSKILL REGISTER
DAVIDSON COUNTY, TN.

0282107
IDENTIFICATION REFERENCE

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.

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WITNESS my hand this the 12th day of March, 1997.

The Peninsula, a Tennessee
General partnership

By: Dukes & Co.,
Partner

By: _____
Glenn G. Dukes
President

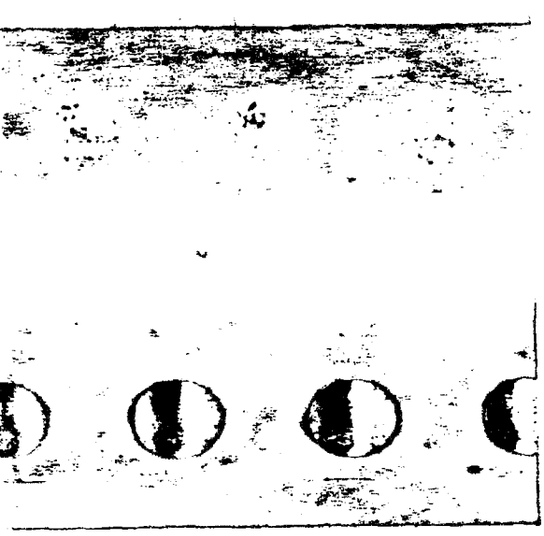
STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this the 12th day of March, 1997, 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 the12th day of March, 1997.

_____
Notary Public

My Commission Expires;
11/22/97



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

RECEIVED OF _____

FOR _____

BOOK 10378 PG 143

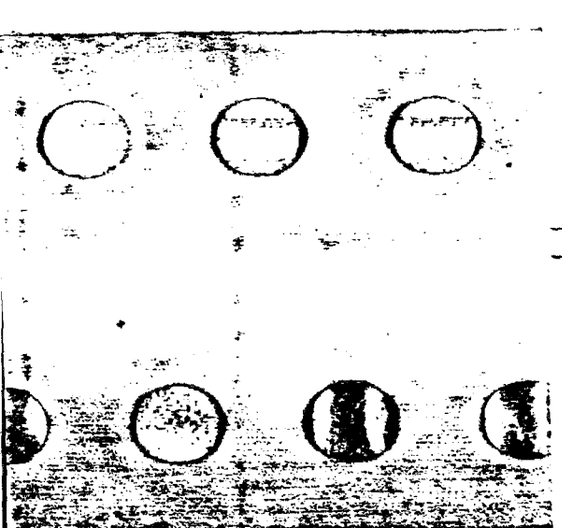
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 8.00
TOTAL 564.00
CHECK 564-00

03/12/97 01 15:09 0001 6116

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



2107
REFERENCE

97 MAR 12 PM 3:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1126476