BOOK 10641 PG 775

This Instrument Prepared By:
Cumberland Title Company
155 Franklin Road, #150
Brentwood, TN 37027
(615) 661-6674

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bill To:	Map/Parcel Nos.
Fox Ridge Homes, Inc. 5115 Maryland Way, #300 Brentwood, TN 37027	New Owner	Part of Map 52, Parcel 9

THE STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ One Million Two Hundred Forty-Two Thousand and 00/100 Dollars ($1,242,000.00).

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Suscribed and sworn to before me this 6th day of October, 1997.

My Commission Expires:
My Commission Expires MAR. 25, 2000

Notary Public

That John E. Cain, III, Co-Trustee ("Grantor), for and in consideration of the sume of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY to **Fox Ridge Homes, Inc.**, hereinafter referred to as "Grantee", which office is located at 5115 Maryland Way, #300, Brentwood, TN 37027, all those certain lots, tracts or parcels of land situated in Davidson County, Tennessee, and all improvements located thereon (such land and improvements are hereinafter collectively referred to as the "Property") to-wit:

Being Lots Nos. 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 284, 285, 286, 287, 288, 289, 290, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329 and 330 on the Final Plat of River Trace Estates, Phase 1, Section 4 and 5 as of record in Plat Book 9700, Page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to George T. Hicks and John E. Cain, III, Co-Trustees with full power in any one Trustee to convey without the necessity of the joinder of any Beneficiary or any other Co-Trustee by Quitclaim Deed from George T. Hicks, Trustee of record in Book 8682, Page 873, Register's Office for Davidson County, Tennessee.

This is unimproved property known as:
69 Lots, River Trace Estates, Nashville, TN 37214

This conveyance is subject to: Property taxes for 1997 and subsequent years; The plan of record at Plat Book 9700, Page 409; The plan of record at Plat Book 6250, Pages 995, 996 and 997, Book 6900, Pages 158 and 159, Book 6900, Page 615 and Book 6900, Page 741, R.O.D.C.T.; Restrictive Covenants of record in Book 6851, Page 370 Amended and Re-Stated in Book 6982, Page 747; and easements and assignments of public record and shown in Book 1163, Page 341 and Book 2022, Page 83, Register's Office for Davidson County, Tennessee.

For the same consideration, Grantor further transfers to Grantee all of Grantor's rights, titles and interests (if any) appurtenant solely to the Property (including any rights of Grantor to water service, sewer service and other utility services) without warranty of any kind, either express or implied, except that Grantor has not previously transferred the same to any other party.

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters of record described herein, to the extent the same are validly existing and applicable to the Property (hereinafter referred to collectively as the "Permitted Encumbrances").

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereunto in anywise belonging unto the said Grantee, Grantee's successors and assigns forever and the Grantor does hereby covenant with Grantee that is lawfully seized and possessed of the said Property in fee simple, has a good right to convey it, and the same is unencumbered except for those matters herein mentioned and the said Grantor does hereby bind itself, and its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular the title to the Property unto said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof by, through, or under Grantor, but not otherwise, subject to the Permitted Encumbrances.

EXECUTED this 6th day of October, 1997.

John E. Cain, III, Co-Trustee

THE STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, MEGAN AREGIS, a Notary Public in and for said County and State, the within named, John E. Cain, III, Co-Trustee, with whom I am personally acquainted and who acknowledged the he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, off this 6th day of October, 1997.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Megan Aregis

Notary Public, State of Tennessee
Notary's Printed Name:
MEGAN AREGIS

My Commission Expires: My Comm. Expires March 25, 2000

97 OCT 10 AM 9:05
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

0357738
IDENTIFICATION REFERENCE

03CHLCK 46.04.40

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10641 PG 777

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

CHRT
1242000.00
CON TX 4595.40
PRFEE 1.00
WDEED 8.00
TOTAL 4604.40
CHECK 4604.40
10/10/97 01 09:10 0001 8490

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0357738
IDENTIFICATION REFERENCE

97 OCT 10 AM 9:05
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1207813