Mail

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

**SPECIAL WARRANTY DEED**

| ADDRESSES OF NEW OWNERS | SEND TAX BILL TO: | MAP PARCEL NO: |
|---|---|---|
| Fox Ridge Homes, Inc.<br>5115 Maryland Way<br>Suite 300<br>Brentwood, TN 37027 | Same | Part of 97-138 |

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.101 & 102 on the Plan of The Peninsula, Section 2, 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.

STATE OF TENNESSEE:
COUNTY OF WILLIAMSON:

The actual consideration or value, whichever is greater, for this transfer is $60,000.00

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

Affiant

WILLIAMSON CO., TENN. NOTARY PUBLIC AT LARGE KIMBERLY R. BATTS

Notary Public

My Commission Expires: 2/28/2001

97 NOV 17 PM 2:39
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0370536

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 14th day of November, 1997.

The Peninsula, a Tennessee
General partnership

By: Dukes & Co.,
Partner

By: _____
Glenn G. Dukes
President

STATE OF TENNESSEE:
COUNTY OF WILLIAMSON:

On this the 14th day of November, 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.

KIMBERLY R. BATTS NOTARY PUBLIC ARGYLE LARGO TE WILLIAMSON CO.

WITNESS my hand at office this the 14th day of November, 1997.

Kimberly R Batts
Notary Public

My Commission Expires;

2/28/2001

2431 11/17 0101 03CHECK 231.00

# OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 10086 PG 432

FOR _____

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

MAMT 60000.00
ERR CO
MAMT 60000.00-
CAMT 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

11/17/97 01 14:47 0001 2431

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0370536
IDENTIF. & REFERENCE

97 NOV 17 PM 2:39

FELIX Z. [illegible] III REGISTER
DAVIDSON COUNTY, TN.

No. 1221587