BOOK 10935 PG 738

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

mail

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	Part of Map 97 Parcels 38 &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. 65, 66 & 81 on the Plan of Phase One of The Peninsula, a Planned Residential Development of record in Book 9700, page 8, Register's Office for Davidson County, Tennessee.

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 for Davidson County, Tennessee.

Being also Lots No. 93, 95, 97, 98, 99 & 100 on the Plan of Phase Two First Revision of The Peninsula, a Planned Residential Development of record in Book 9700, page 352, Register's Office for Davidson County, Tennessee 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 for 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 $270,000.00

Subscribed and sworn to before me this the 12th day of May, 1998.

Affiant

Notary Public
My Commission Expires: 2/28/2001

98 MAY 18 PM 12:02

0439533

IDENTIFICATION REFERENCE

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 18th day of May, 1998.

The Peninsula, a Tennessee
General partnership

By: Dukes & Co.,
Partner

By: _____
Glenn G. Dukes
President

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this the 18th day of May, 1998, 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 18th day of May, 1998.

Kimberly R Batt
Notary Public

My Commission Expires:
3/28/2001

2003 05/18 0101 03CHECK 1008.00

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

RECEIVED OF _____

FOR _____ BOOK 10936 PG 740

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
270000.00
CON TX 999.00
PRFEE 1.00
WDEED 8.00
TOTAL 1008.00
CHECK 1008.00
05/18/98 01 16:03 0001 9003

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0439533
IDENTIFICATION REFERENCE

98 MAY 18 PM 4:02

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 1294993