WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF SEPTEMBER, 19 98

Notary Public

My Commission Expires: 8-5-02
(AFFIX SEAL)

HENRY A. RAGLE, IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Fox Ridge Homes 5115 Maryland Way, Suite 300 Brentwood TN. 37027	Same	Map 63-16-B Parcels 56, 93, 94 & 95

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in had paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **FR PROPERTIES, L.P., A TENNESSEE LIMITED PARTNERSHIP** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **FOX RIDGE HOMES, INC.,** A hereinafter called Grantee, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Land in Davidson County, Tennessee being Lot Nos. 152, 153, 154 and 238, on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Book 6900, pages 550, 551 and 552, Register's Office for Davidson county, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to FR Properties, L.P., a Tennessee limited partnership by Deed from Barclays American Mortgage Corporation, a North Carolina corporation, of record in Book 9349, Page 536, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Plan of record in Plat Book 6900, Pages 550, 551, and 552, and Certificate of Correction of record in Book 7462, Pages 445, amended in Book 8110, Page 401, and by amendment to change Name of record in Book 8181, Page 112, said Register's Office.

Restrictive Covenants of record in Book 7351, Page 852, Book 7431, Page 204, Book 7451, Page 739, Book 8181, Page 112, Book 8336, Page 393, Register's Office for said County.

Easements of record in Book 2247, Page 75, Book 7460, Page 930, Book 7489, Page 515, Book 8007, Page 235, Book 8739, Page 991, Book 8657, Page 179, Book 8207, Page 276, & Book 8951, Page 797 Register's Office for said County.

Deeds as to "open space" and "flood plain", of record in Book 8207, Page 276, and Book 8951, Page 797, Register's Office for said County.

H.O.A. Charter of record in Book 8517, Page 762, Book 8833, Page 216, and Book 7431, Page 204, Register's Office for said County.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: (X)
This is improved: ( ) property, known as Lot Nos. 152, 153, 154 and 238 Hampton Park
Old Hickory, Tennessee 37138

FINAL

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all person whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness MY HAND day 22nd of September, 19 98.

FR Properties, L.P.

By: Alphonse H. Davis
Alphonse H. Davis, Vice-President

Attest: Anne H. McKnight
Anne H. McKnight, Vice-President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 22nd day of September, 1998, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Alphonse H. Davis and Anne H. McKnight , with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be partners and/or officers respectively of the FR Properties, L.P., the within named bargainer, and partnership, and that they as such partners and/ or officers, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners and/or officers.

WITNESS my hand and notarial seal this 22nd day of September, 1998.

ANDREW H. MALONE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission expires: 3/9/2002

0496018
IDENTIF. & REFERENCE

98 OCT -5 PM 1:03
JILL GARDNER, REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

9430 10/05 0101 03CHECK 336.60

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

RECEIVED OF _____

FOR _____

BOOK 11141 PAGE 981

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	88000.00
CON TX	325.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	336.60
CHECK	336.60

10/05/98 01 13:04 0001 9430

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0496018
IDENTIF. & REFERENCE

98 OCT -5 PM 1:03
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1354701