THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRJR)
3305 WEST END AVENUE
NASHVILLE, TENNESSEE 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
Fox Ridge Homes, Inc. 5115 Maryland Way, Suite 300 Brentwood, TN 37027	Same	Map: 86-39 Parcels: 28, 29, 33 and 40

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of ONE HUNDRED TWENTY-ONE THOUSAND AND NO/100 ($121,000.00) DOLLARS cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, SUMMITT RUN, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto FOX RIDGE HOMES, INC., a Tennessee corporation ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A," which is attached hereto and incorporated herein by reference (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $121,000.00.

AFFIANT

Subscribed and sworn to before me this ___ day of February, 1999.

NOTARY PUBLIC

My Commission Expires:
11-24-01

This is unimproved property.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor; provided, however, that this conveyance is subject to the following:

1. 1999 Metropolitan Nashville and Davidson County real property taxes, a lien, but not presently due and payable;

2. Facts which would be disclosed by a comprehensive survey of the Property;

3. Matters shown on plats of record in Book 5200, Page 776, Book 8250, Page 524, and Book 9700, Page 334, Register's Office for Davidson County, Tennessee; and

4. Matters contained in the Declaration of Restrictive Covenants for Summit Run, as of record in Book 10378, Page 251, Register's Office for Davidson County, Tennessee.

It is the intention of Grantor and Grantee that this conveyance includes all water and sewer tap fees, capacity fees, access fees and impact fees applicable to the Property. Further, Grantor hereby grants to Grantee any piping and venting rebates for allowances due from Nashville Gas Company with respect to the Property.

Grantor hereby certifies to Grantee and the world that Grantor is the same entity which purchased the Property and other property from Marguerite Wright Smith, James Douglas Burris and Lucinda Loyd Burris on August 2, 1996, and that due to a scrivener's error, the grantee's name in the deed conveying the Property was stated as "Summit Run, LLC." To this end, Grantor hereby declares that it is one and the same as "Summit Run, LLC."

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 9th day of February, 1999.

GRANTOR:

SUMMITT RUN, LLC, a Tennessee limited liability company

BY: _____
William R. Hostettler
Its: Assistant Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Minshall, a Notary Public, William R. Hostettler, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Assistant Chief Manager of SUMMITT RUN, LLC, a Tennessee limited liability company, being authorized to execute the foregoing instrument on behalf of the limited liability company.

WITNESS MY HAND, at office this 9th day of February, 1999.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-24-01

EXHIBIT "A"

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot Nos. 28, 29, 33 and 40 as shown on the Plan of Summit Run, Phase Two, of record in Book 9700, Page 660, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Summitt Run, LLC, by deed of record in 10145, Page 481, Register's Office for Davidson County, Tennessee.

05 47813
IDENTIFICATION → REFERENCE
96 FEB 10 PM 3:37
AND RECORDED IN REGISTER
DAVIDSON COUNTY, TN.
4577 02/10 0101 03CHECK 462.70

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11336 PAGE 576

RECEIVED OF _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0547813 CE

IDENTIF. ↑ REFEREN

99 FEB 10 PM 3:37

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	121000.00
CON TX	447.70
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	462.70
CHECK	462.70

02/10/99 01 15:37 0001 4577

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1423862