BOOK 11514 PG. 401

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
Fox Ridge Homes, Inc.
5115 Maryland Way
Suite 300
Brentwood, TN 37027

SEND TAX BILL TO:
Same

MAP PARCEL NO:
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 Lot No. 16 and 12 on the Plan of Phase Three, Section Two of The Peninsula, a Planned Residential Development of record in Book 9700, page 841, 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.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above-described property.

5842 06/07 0101 03CHECK 270.00

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Subscribed and sworn to before me this the 5th day of May, 1999.

Affiant

Notary Public
My Commission Expires: 2/28/2001

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.

99 JUN -7 AM 10:02
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
05962212

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 5th day of May, 1999.

The Peninsula, a Tennessee
General partnership

By: Dukes & Co.,
Partner

By: _____
Glenn G. Dukes, Jr.
Secretary

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this the 5th day of May, 1999, before me personally appeared Glenn G. Dukes, Jr., Secretary 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 5th day of May, 1999.

Kimberly R Batts
Notary Public

My Commission Expires:
2/28/2001

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11514 PG. 403

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

05962 12

IDENTIFICATION REFERENCE

99 JUN -7 AM 10:01

REGISTER
DAVIDSON CO. TN.

| | |
|---|---|
| CAMT | 70000.00 |
| CON TX | 259.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 270.00 |
| CHECK | 270.00 |

06/07/99 01 10:05 0001 5842

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1470337