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. 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 Lot No. 10 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.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $35,000.00

Subscribed and sworn to before me this the 10th 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.

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.

BOOK 11514 PG. 408

WITNESS my hand this the 10th day of May, 1999.

The Peninsula, a Tennessee
General partnership

By: Dukes & Co.,
Partner

By: _____
Glenn G. Dukes, Jr.
President

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this the 10th 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 10th day of May, 1999.

Kimberly R Batts
Notary Public

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

My Commission Expires:
2/28/2001

0596214

RECEIVED FOR REFERENCE

99 JUN -7 AM 10:03

[illegible]
REGISTER
DAVIDSON COUNTY, TN.

5844 06/07 0101 03CHECK
140.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

BOOK 11514 PG. 409

05962114

INSTRUMENT REFERENCE

99 JUN -7 AM 10:03

REGISTER
DAVIDSON CO. TN.

CAMT	35000.00
CON TX	129.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	140.50
CHECK	140.50

06/07/99 01 10:06 0001 5844

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1470339