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THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (EWB)
2700 First American Center
Nashville, Tennessee 37238
#2030855.1

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Fox Ridge Homes, Inc. 5115 Maryland Way Suite 300 Brentwood, TN 37027	Same	Part of Map 135-14-A Parcel 273

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, CHICKERING DEVELOPMENT COMPANY, a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto FOX RIDGE HOMES, INC. , a Tennessee corporation ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 273 on the Plan of Pinnacle Point Subdivision, Phase Five, as shown on plat of record in Plat Book 8250, page 842, and amended in Book 11114, page 958, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a portion of the property conveyed to Chickering Development Company, by Deed of Record in Book 10126, page 835, Register's Office for Davidson County, Tennessee.

The source of this description is the plat of record in Book 8250, page 842, said Register's Office.

This is unimproved property known as: Lot No. 273 on the Plan of the Final Plat of Pinnacle Point Subdivision, Phase Five.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

IN WITNESS WHEREOF, it has caused this instrument to be executed this 17th day of June, 1999.

CHICKERING DEVELOPMENT COMPANY

By: _____
E. Warner Bass, President

99 JUN 18 PM 12:53
RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF THE REGISTER OF DAVIDSON COUNTY, TN.
CROSS REFERENCE
U6011489

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public, E. Warner Bass, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Chickering Development Company, a Tennessee corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 17th day of June, 1999.

Notary Public

My Commission Expires:
7/22/2000

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $26,750.00.

Affiant

Subscribed and sworn to before me, this 17th day of June, 1999.

Notary Public

My Commission Expires:
7/22/2000

EXHIBIT A

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1. 1999 Taxes, a lien which are not yet due and payable.

2. Covenants, conditions and restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed of record in Book 7032, page 730 and amended in Book 7067, page 739 and Book 10097, page 390 and Certificate of Correction of Acknowledgment and Oath of record in Book 7065, page 959, Register's Office for Davidson County, Tennessee.

3. Restrictions, of record in Book 6405, page 169, said Register's office.

4. Articles of Incorporation of Pinnacle Point Homeowner's Association, Inc., of record in Book 7058, page 234, said Register's office.

5. Deed of Conveyance to Concept Properties & Development, Inc. for water and/or sewer distribution system, of record in Book 7097, page 158, said Register's office.

6. Easement as shown on Plat, of record in Book 6250, page 92, 93 & 94, said Register's office.

7. All matters shown on Plat of record in Book 8250, page 842, amended in Book 11114, page 958, said Register's office, and Surveyor's Certificates of Correction in Book 11408, page 957, and Book 11408, page 964, said Register's Office.

8. Storm Water Detention Agreement of record in Book 10752, page 463, said Register's office.

9. Deeds of conveyance to The Metropolitan Government of Nashville and Davidson County for water and/or sewer distribution system of record in Book 11201, page 733, said Register's Office.

10. Deeds of conveyance to The Metropolitan Government of Nashville and Davidson County for water and/or sewer distribution system of record in Book 11201, page 757, said Register's Office.

RECEIVED TODD SITES EAST
96 SEP 11 AM 11:28

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0601489

99 JUN 18 PM 12:53

REGISTER
DAVIDSON COUNTY, TN.

CAMT	26750.00
CON TX	98.98
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	113.98
CHECK	113.98

06/18/99 01 12:57 0001 1543

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1480116