This Instrument Prepared by:
Gayle T. Moyer, Attorney at Law
City Hall Mall
Franklin, TN 37064

Field Book No. 5DU-76850
Map and Parcel Nos.:
162-11-22; 162-11-16;
162-11-36; 162-11-35;
162-11-34; 162-11-33;
162-11-32; 162-11-31;
162-11-220; 162-11-28

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Bluegrass Homes, Inc.	Bluegrass Homes, Inc.	Bailey Mortgage Company
9000-A Church Street East	9000-A Church Street East	200 S. Lamar
Brentwood, TN 37027	Brentwood, TN 37027	Jackson, MS

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, B & P DEVELOPMENTS, a partnership composed of Frank C. Batson and David H. Parker, have bargained and sold and by these presents do transfer and convey unto BLUEGRASS HOMES, INC., its successors and assigns forever, the following described property, to wit:

> Certain tracts or parcels of land situated in Davidson County, Tennessee, and being Lots Nos. 70 and 76 on the Plan of Section 4, Whittemore Valley, of record in Book 6250, page 873, Register's Office of Davidson County, Tennessee, and Lots Nos. 88, 89, 90, 91, 92, 93, 95 and 97 on the Plan of Section 5, Whittemore Valley, of record in Book 6250, page 904, Register's Office of Davidson County, Tennessee to which plans reference is herein made for a more complete and accurate description of the subject property.
>
> Being a portion of the same property conveyed to B & P Developments, a partnership composed by Frank C. Batson and David H. Parker, by deed from Josephine Yoest Bess and husband, Malcolm R. Bess, of record in Book 6424, page 401, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee, its successors and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Restrictive covenants recorded in Book 6243, page 80, Register's Office of Davidson County, Tennessee.
2. Plan of Section 5, Whittemore Valley, of record in Book 6250, page 904, Register's Office of Davidson County, Tennessee, as applicable.
3. Plan of Section 4, Whittemore Valley of record in Book 6250, page 873, Register's Office of Davidson County, Tennessee, as applicable.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signature, this the 12th day of December, 1986.

B & P DEVELOPMENTS

By: Frank C Batson
Frank C. Batson, Partner

By: David H. Parker
David H. Parker, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Gayle D. Mayo, a Notary Public for the State and County aforesaid, personally appeared Frank C. Batson and David H. Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the partners of B & P DEVELOPMENTS, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as partners.

WITNESS my hand and official seal, at Franklin, Tennessee, this 12th day of ~~October~~ December, 1986.

My Commission Expires:
5-20-87

Gayle D. Mayo
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $140,000.00.

Affiant

Sworn to and subscribed before me on this the 12th day of December, 1986.

My Commission Expires:
5-20-87

Gayle D. Mayo
Notary Public

7306

IDENTIFICATION

Dec 17 11 13 AM '86

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

RECEIVED OF _____

FOR _____

BOOK 7072 PAGE 140

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

140. ... 0- CAMT.
392.00 CRTAX
.50 PRFE
6.00 MISC
CHK X 398.50-
01:48:12/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 3 8 6 9

IDENTIFICATION REFERENCE

DEC 17 11 20 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 23877