This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
27th Floor, L & C Tower
Nashville, TN 37219

Map: 159-1
Parcel: 21

BOOK 7207 PAGE 117

Address New Owner(s):	Send Tax Bills to:	Mortgagee:
Shipley Builders	New Owners	Investors Federal
504 Fairfax Place		Savings Bank
Franklin, Tn 37064		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Hound's Run, Ltd., a Tennessee limited partnership (the "Grantor"), has this day bargained and sold, and does thereby transfer and convey to Phillip D. Shipley & wife Anita K. Shipley D/B/A Shipley Builders (the "Grantee"), its successors, heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is unimproved property.

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

AND Grantor convenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of April, 1987.

HOUND'S RUN, LTD.

BY: DUKES & DUKES DEVELOPMENT CORPORATION, General Partner

By: _____
Hunter McDonald, III
Secretary

16206

IDENTIFICATION REFERENCE

APR 17 12 22 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Hunter McDonald, III, 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 Secretary of Dukes & Dukes Development Corporation, a corporation, which corporation is the general partner of Hound's Run, Ltd., the within named bargainor, a limited partnership, and that he as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of Dukes & Dukes Development Corporation as general partner on behalf of the limited partnership by himself as Secretary.

Witness my hand, at office, this 16th day of April, 1987.

Kenneth O. Eldridge
Notary Public

KENNETH O. EZELL JR. NOTARY PUBLIC AT LARGE STATE OF TN

My Commission Expires: 7/18/87

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 105,000.00 .

Affiant

Subscribed and sworn to before me,
this 16th day of April, 1987.

Kenneth O. Eldridge
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TN

My Commission Expires: 7/18/87

DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) No. 23 on the Plan of Hound's Run as of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the property conveyed to Hound's Run, Ltd., by deed from Dukes & Dukes Development Corporation of record in Book 7196, page 215, Register's Office for Davidson County, Tennessee.

Exhibit "A"

TITLE EXCEPTIONS

1. All matters appearing on the Plan of Hound's Run, of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee.

2. Declaration of Protective Covenants, Conditions and Restrictions for Hound's Run, of record in Book 7079, page 995, Register's Office for Davidson County, Tennessee.

3. 1987 property taxes which have been prorated and assumed by Grantee.

Exhibit "B"

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

RECEIVED OF _____

FOR _____

BOOK 7207 PAGE 121

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

CHECK 305.50-
BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16206

IDENTIFICATION REFERENCE

APR 17 12 22 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 70840