file 23

BOOK 7538 PAGE 713

Address New Owner:	Send Tax Bills To:	Map/Parcel
Centex Real Estate Corp.		Map 135-14-A
2525 PERIMETER PL. DR SUITE 201	SAME	Par 147,148,153-165, 167,169-172, 174-177, 179-193
NASHVILLE, TN 37214		

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Concept-F.H.C. Joint Venture, a joint venture composed of Concept Properties and Development, Inc. and F.H.C., Inc., hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said Centex Real Estate Corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots No. 147, 148, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 167, 169, 170, 171, 172, 174, 175, 176, 177, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, and 193 on the Plan of Pinnacle Point Subdivision, Phase IV, of record in Book 6900, Page 524, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Concept-F.H.C. Joint Venture, a joint venture composed of Concept Properties and Development, Inc. and F.H.C., Inc. by deed from Concept-Flagg Joint Venture of record in Book 6936, Page 238, Register's Office for Davidson County, Tennessee.

The lots herein conveyed are part of a Planned Unit Development and are conveyed subject to Master Deed, Declaration of Covenants and Restrictions, By-Laws of Pinnacle Point Homeowners Association, all as made, provided and set out in an instrument of record in Book 7032, Page 730 through 777, both inclusive, said Register's Office, Articles of Incorporation of Pinnacle Point Homeowners Association of record in Book 7058, Page 234 through 239, both inclusive, said Register's Office, Restrictive Covenants of record in Book 6405, Page 169, said Register's Office, Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 7067, page 739, said Register's Office; and Certificate of Acknowledgment and Oath of record in Book 7065, page 959, said Register's Office; Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7097, page 158, said Register's Office; Plan of record in Book 6900, Page 524, said Register's Office.

This is un-improved property.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

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

AND GRANTOR COVENANTS that it is lawfully seized and possessed of said real estate, in fee simple, that it has a good and valid right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind itself, its heirs, successors and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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

WITNESS its hand on this 6 day of May, 1988.

CONCEPT-F.H.C. JOINT VENTURE

By: Concept Properties and Development, Inc., Joint Venturer

By: Franklin D.R. Elwood
President

28695 IDENTIFICATION REFERENCE
MAY 9 12 53 PM '88
REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $686,910.90.

AFFIANT

Sworn to and subscribed before me this 9 day of May, 1988.

NOTARY PUBLIC

My commission expires: 5/13/89.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Franklin D. R. Ellwood, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President of the Concept Properties and Development, Inc., a corporation, and that said corporation is a joint venturer of Concept-F.H.C. Joint Venture, a joint venture, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as a joint venturer , by himself as President.

Witness my hand and official seal at Brentwood, Tennessee, this 6 day of May, 1988.

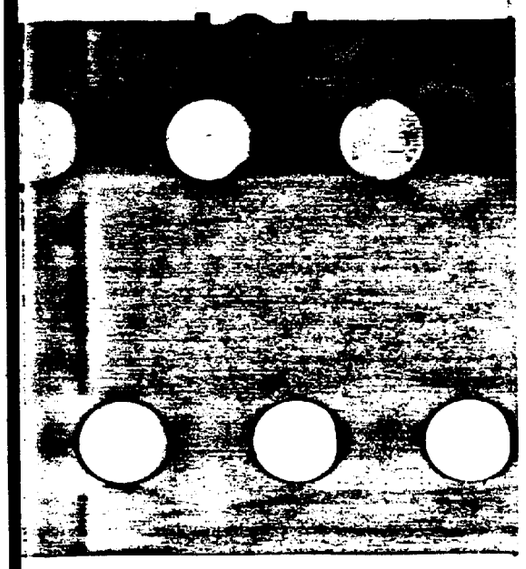
NOTARY PUBLIC

My commission expires: 5/13/89.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

OFFICIAL RECEIPT

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



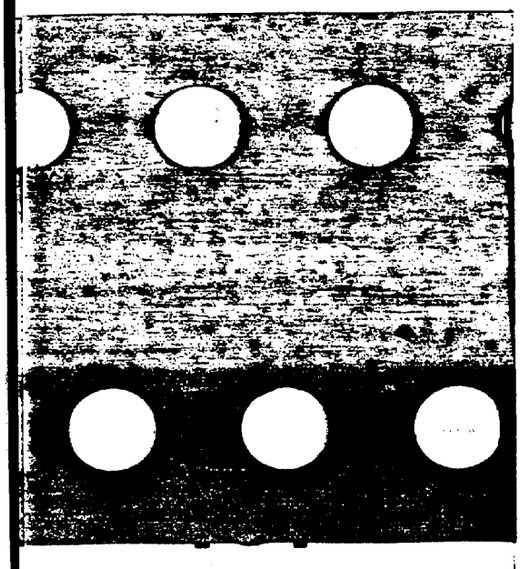
RECEIVED OF _____

FOR _____

BOOK 7538 PAGE 715

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28695

IDENTIFICATION REFERENCE

MAY 9 12 53 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

CAMT	686910.50
CON TX	1923.32
PRFEE	0.50
MTGFEE	6.00
TOTAL	1929.82
CHECK	1929.82

05/09/88 01 12:53 0001 4940

No. 89186