BT 37

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Dwayne Cole Homebuilders, Inc. 212 Derby Glen Lane Brentwood, TN 37027	114-14A-11 114-14A-77	0489 09/23 0101 03CHECK 172.52 Owner

This instrument prepared by: Boult, Cummings, Conners & Berry (APC)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, EAGLE CREST, a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to DWAYNE COLE HOMEBUILDERS, INC. (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Restrictions contained in Book 7207, page 851, Book 7596, page 684 and Book 7596, page 692, Register's Office for Davidson County, Tennessee.

3. Easements as set forth in instrument of record in Book 787, page 4, said Register's Office.

4. All matters shown on Plat recorded in Book 6900, page 534, said Register's Office.

This is unimproved property, known as Lots 11 and 77 of Eagle Crest/Woodland Forest Subdivision.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $49,400.00.

Eagle Crest Partnership
Heritage Properties, Inc. Partner
[signature], Pres.
Affiant

Subscribed and sworn to before me this 23rd day of September, 1988.

[signature]
Notary Public
My Commission Expires: 4-12-90

7:0556

SEP 23 4 07 PM '88

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 23rd day of September, 1988.

EAGLE CREST, a Tennessee general partnership

By: Hillsboro Properties, Inc., General Partner

By: Gary Waller

Title: President

[redacted]

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Ann Peldo Caigle, Notary Public, Gary Waller, 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 President of Hillsboro Properties, Inc., a corporation, and that said corporation is a partner of Eagle Crest, a Tennessee general partnership, and is authorized by said corporation, said corporation being authorized by Eagle Crest, to execute this instrument on behalf of said partnership.

WITNESS my hand, at office, this 23rd day of September, 1988.

Ann Peldo Caigle
Notary Public
My Commission Expires: 11-12-90

[redacted]

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot Nos. 11 and 77, on the Plan of Section 1, Woodland Forest, as shown on plat of record in Plat Book 6900, Page 534 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 Eagle Crest. a Tennessee general partnership. by Deed of Record in Book 7281, Page 477, Register' Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7660 PAGE 805

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

CAMT	49400.00
CON TX	163.02
PRFEE	0.50
WDEED	9.00
TOTAL	172.52
CHECK	172.52

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/23/88 01 16:10 0001 0488

7 0 5 5 6

IDENTIFICATION REFERENCE

SEP 23 4 07 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 137465