This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel Nos.:
Frank Batson Quality Homes, Incorporated	Same	P/O 96-16-209
120 Donelson Pike		
Nashville, Tennessee 37214		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, I, JAMES M. FISCHER, JR., married ("Grantor"), have bargained and sold and do hereby transfer and convey unto FRANK BATSON QUALITY HOMES, INCORPORATED, a Tennessee corporation ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as on **Exhibit A** attached hereto and made a part hereof (the "Property").

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

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except for those matters shown on **Exhibit B**, attached hereto and made a part hereof.

AND Grantor does further covenant and bind Grantee, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

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Charlotte L. Fischer, wife of James M. Fischer, Jr., the Grantor, does hereby join in the execution of this Warranty Deed for the purpose of conveying any interest she may have in the Property by reason of her marriage to the Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20th day of March, 1989.

JAMES M. FISCHER, JR.

CHARLOTTE L. FISCHER
by James M. Fischer, Jr. atty in fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

AFFIANT

Subscribed and sworn to before me, this 17th day of March, 1989.

NOTARY PUBLIC

My Commission Expires:

KENNETH P. EZELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES JULY 13, 1991

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Rosemary C. Neely, a Notary Public in and for said County and State, James M. Fischer, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of March, 1989.

Rosemary C. Neely
NOTARY PUBLIC

My Commission Expires:

May 13, 1990

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Rosemary C. Neely, a Notary Public in and for said County and State, James M. Fischer, Jr., 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 attorney-in-fact for Charlotte L. Fischer, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 20th day of March, 1989.

Rosemary C. Neely
NOTARY PUBLIC

My Commission Expires:

May 13, 1990

EXHIBIT A

Legal Description

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located north of Blackwood Drive in Larchwood Subdivision and being more particularly described according to a survey prepared by Barge, Waggoner, Sumner and Cannon dated January 30, 1989, as follows:

BEGINNING at a concrete monument at the northwest corner of Phase I, First Revision, Larchwood, Section Three, of record in Book 6200, Page 697, R.O.D.C., said monument being N 36° 54' 31" W, 124.24 feet from the northerly margin of Blackwood Drive;

THENCE, N 36° 54' 31" W, 203.00 feet to an iron pin;

THENCE, N 53° 05' 29" E, 75.00 feet to an iron pin;

THENCE, N 50° 40' 02" E, 354.26 feet to a concrete monument in the westerly line of Phase I, First Revision, Larchwood, Section Three;

THENCE, with said westerly line, the following calls:

S 08° 04' 54" W, 185.00 feet to a concrete monument; S 53° 05' 29" W, 114.33 feet to a P.K. spike in the centerline of Lakebrink Drive;

THENCE, with said centerline, S 36° 54' 31" E, 18.32 feet to a P.K. spike;

THENCE, with said centerline and a curve to the left 43.86 feet, said curve having a central angle of 12° 33' 51", a radius of 200.00 feet and a chord of S 43° 11' 27" E, 43.77 feet;

THENCE, S 40° 31' 38" W, 116.40 feet to the point of beginning.

Containing 43,337 square feet or 0.99 acre, more or less.

Being part of the same property conveyed to James M. Fischer, Jr. by deed from First American Bank, N.A., Trustee, of record in Book 6035, page 419, Register's Office for Davidson County, Tennessee.

Further being a portion of Larchwood, Phase One, Section Four, a planned unit development, containing Building Sites A, B and C, as of record in Plat Book 6900, page 843, Register's Office for said County.

BWKPE356
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EXHIBIT B

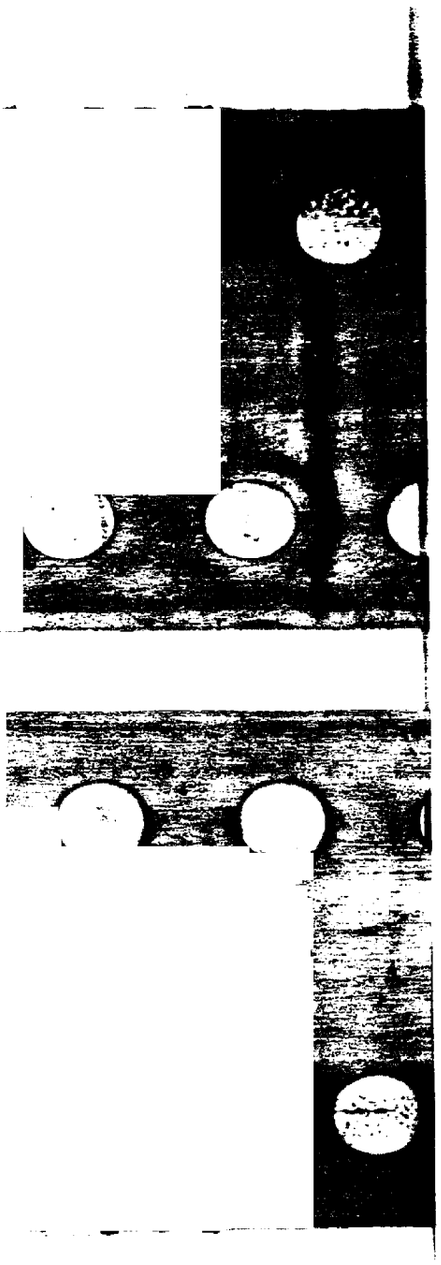
Liens and Encumbrances

1. Real Property Taxes for the year 1989 are a lien, but are not yet due and payable.

2. Declaration of Covenants, Conditions and Restrictions of Larchwood Town Homes of record in Book 6299, page 152, Register's Office for Davidson County, Tennessee, as re-recorded in Book 6301, page 82, said Register's Office, and amended in Book 6391, page 449 and in Book 7792, page 540, said Register's Office.

3. The Plan of record in Book 6200, page 473, said Register's Office, shows an Owner's Certificate, a 20 foot sewer sanitary sewer easement along Lakebrink Drive, a 5 foot telephone easement to the rear of Building Pad A, a 10 foot telephone easement to the rear of Building Pad B and a 25 foot joint access and public utility easement across Lakebrink Drive.

263.00



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

RECEIVED OF _____

FOR _____

BOOK 7796 PAGE 731

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 75000.00
CON TX 247.50
PRFEE 0.50
WDEED 15.00
TOTAL ~~263.00~~
CHECK ~~263.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/20/89 01 10:59 0001 7332

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IDENTIFICATION REFERENCE

MAR 20 10 53 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 191848