This Instrument Prepared By:
John M. Jordan, Attorney at Law
One Burton Hills Boulevard
Suite 220
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $24,500.00.

Affiant

Subscribed and sworn to before me, this the 11th day of May, 1989.

Notary Public
My Commission Expires
January 11, 1992

32863

MAY 15 9 47 AM '89

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Equity Builders, Inc.
105 Reynolds Drive
Franklin, TN 37064

5992 05/15 0101 03CHECK 87.35

SEND TAX BILLS TO: Same as Above

MAP-PARCEL NUMBERS: Map 114-14-A-78

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Eaglecrest, a Tennessee general partnership, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Equity Builders, Inc., hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 78 on the plan of Woodland Forrest, Section 1, a planned unit development, of record in Plat Book 6900, page 534, Register's Office of Davidson County, Tennessee.

Together with an undivided interest in Woodland Forrest Homeowners Association, Inc., as that interest is described in the Charter and Bylaws tereto, and an undivided interest in the common area of Woodland Forrest again as described in the Charter and Bylaws thereto.

Being part of the same property conveyed to Eaglecrest, a Tennessee general partnership, by deed from Hillsboro Properties, Inc., of record in Book 7281, page 477, said Registers' Office.

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 11th day of May, 1989.

Eaglecrest, a Tennessee general partnership

By: Hillsboro Properties, Inc.
General Partner

By: _____
Gary Waller, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John M. Jordan, of the state and county aforesaid, personally appeared Gary Waller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the president of Hillsboro Properties, Inc., a partner of Eaglecrest, the within named bargainor and the partner authorized to create documents for and on behalf of the general partnership, and that he as such president of Hillsboro Properties, Inc., executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as president of Hillsboro Properties, Inc., partner.

Witness my hand and seal, this 11th day of May, 1989.

_____
Notary Public

My Commission Expires: January 11, 1992

JOHN M. JORDAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson

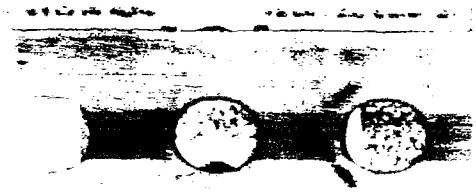
Before me, John M. Jordan of the state and county aforesaid, personally appeared Gary Waller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be president of Hillsboro Properties, Inc., the within named bargainor, a corporation, and that he as such president, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as president.

Witness my hand and seal, at office in Nashville, Tennessee, this 11th day of May, 1989.

_____
Notary Public

My Commission Expires: January 11, 1992

JOHN M. JORDAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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

RECEIVED OF _____

FOR _____

BOOK 7840 PAGE 948

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	24500.00
CON TX	80.85
PRFEE	0.50
WDEED	6.00
TOTAL	87.35
CHECK	87.35

05/15/89 01 09:49 0001 5992

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32863

IDENTIFICATION REFERENCE

MAY 15 9 47 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENNESSEE

No. 233423