Box 16

BOOK 8020 PAGE 845

This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Post Office Box 2866
Nashville, Tennessee 37219
(615) 726-5600

WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel Nos.:
Roy C. Whisenhunt d/b/a Caddo Builders	same	173-4-0-A-130.00CO
3716-C Nolensville Road		
Nashville, Tennessee 37211		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, THE NASHVILLE 50 JOINT VENTURE, a Texas joint venture ("Grantor"), has bargained and sold and does hereby transfer and convey unto ROY C. WHISENHUNT d/b/a CADDO BUILDERS, a sole proprietorship ("Grantee"), his heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 130 as shown on the Plan of Oak Highlands, Phase I, of record in Plat Book 6900, pages 431-435, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to The Nashville 50 Joint Venture, by deed from Ken Lokey Homes, Inc. of record in Book 7987, page 651, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 5157 West Oak Highlands Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining to the said Grantee, his heirs 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 items set forth on **Exhibit A**, attached hereto and made a part hereof.

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

BWKPE879
12/20/89(m)

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 4th day of January, 1990.

THE NASHVILLE 50 JOINT VENTURE

By: Nashville 50 J.V.

Title: Pres. G. Ptr. Gen. Ptr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $18,500.00.

Roy C. Whisenhunt
AFFIANT

Subscribed and sworn to before me, this 5th day of January, 1990.

NOTARY PUBLIC

KENNETH P. EZELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

MY COMMISSION EXPIRES JULY 13, 1991

STATE OF TEXAS)
)
COUNTY OF TARRANT)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RON G. CRABTREE, 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 General Partner of The Nashville 50 Joint Venture, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 4th day of January, 1990.

Michelle Maxwell
NOTARY PUBLIC

My Commission Expires:

October 3 1990

MICHELLE MAXWELL
Notary Public
State of Texas
My Comm. Exp. Oct. 3, 1990

Liens and Encumbrances

1. Real Property Taxes for the year 1990, a lien, which is not yet due and payable.

2. Deeds of Conveyance from The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services to Nashville 50 Joint Venture for the construction of sanitary sewers of record in Book 7748, page 408 and in Book 7748, page 412, Register's Office for Davidson County, Tennessee.

3. Deeds of Conveyance from The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services to Nashville 50 Joint Venture for the construction of water mains of record in Book 7748, page 448, in Book 7748, page 453, and in Book 7893, page 334, Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement between Nashville 50 Joint Venture and The Metropolitan Government of Nashville and Davidson County of record in Book 7189, page 379, Register's Office for Davidson County, Tennessee.

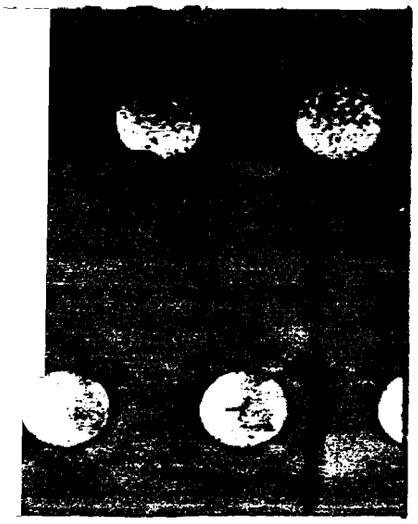
5. Declaration of Restrictive Covenants for Oak Highlands Subdivision of record in Book 7350, page 24, Register's Office for Davidson County, Tennessee. Said restrictions were re-recorded in Book 7367, page 587, Register's Office for Davidson County, Tennessee, to include the Bylaws of Oak Highlands Homeowners' Association as Exhibit B.

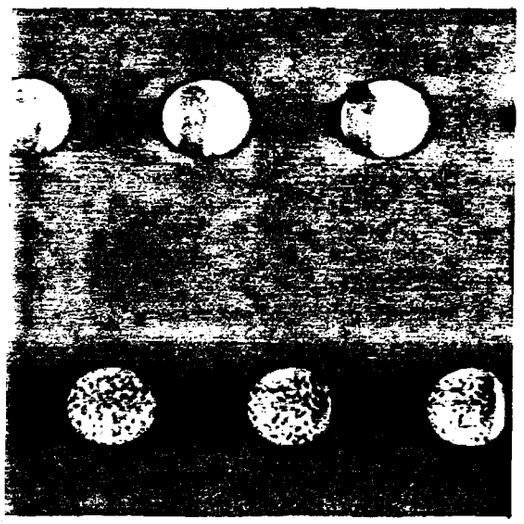
6. Easement of record in Book 1318, page 518, Register's Office for Davidson County, Tennessee.

7. Matters shown on the plan of record in Book 6900, pages 431-435, Register's Office for Davidson County, Tennessee.

098d 01/08 0101 03CHECK 71.05

94531
IDENTIFI REFERENCE
JAN 0 3 25 AM '90
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 8020 PAGE 848

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 18500.00
CON TX 61.05
PRFEE 1.00
WDEED 9.00
TOTAL 71.05
CHECK 71.05

01/08/90 01 09:26 0001 0886

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.4531.

IDENTIFICATION REFERENCE

JAN 8 9 25 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 282029