Ref A/S

THIS INSTRUMENT WAS PREPARED BY:
Dearborn & Ewing
Suite 1200
One Commerce Place
Nashville, Tennessee 37219

WARRANTY DEED

FROM: STM/Brandywine Pointe Limited Partnership

TO: Frank Batson Quality Homes, Inc. 4552 06/27 0101 03CHECK 333.37

Address New Owner as follows: Mortgagee: Map-Parcel No.

120 Donelson Pike
Nashville, Tennessee 37214

64
P/O Par 8 Js

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

The actual consideration or value, whichever is greater, for this transfer is $ 98,900.00 .

Affiant

Subscribed and sworn to before me, this the 19th day of June, 19 90 .

Notary Public

My Commission Expires: 11-23-93

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, STM/BRANDYWINE POINTE LIMITED PARTNERSHIP, A KENTUCKY LIMITED PARTNERSHIP, HEREINAFTER CALLED "GRANTOR", HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO FRANK BATSON QUALITY HOMES, INC., HEREINAFTER CALLED "GRANTEES", THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Being Lot No. 294 on the Plat of Brandywine Pointe Subdivision, Phase One, Section 2, Estate Section, of record in Book 7900, Page 165, and as revised in Book 7900, Page 172, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being part of the property conveyed to STM/Brandywine Pointe Limited Partnership, a Kentucky limited partnership by deed of record in Book 7994, Page 190, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 1990 Metropolitan Government taxes.

2. Declaration of Covenants, Conditions and Restrictions of Brandywine Pointe Subdivision, Phase One, Section 2, Estate Section, of record in Book 8120, Page 188, said Register's Office.

3. All matters as shown on the Plat of Brandywine Pointe Subdivision, Phase One, Section 2, Estate Section, of record in Book 7900, Page 165, and as revised in Book 7900, Page 172, said Register's Office.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns 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 its hand this 19th day of June, 19 90 by its duly authorized partner.

STM/Brandywine Pointe Limited Partnership, a Kentucky limited partnership

By: STM/Brandywine, Inc., a Kentucky corporation

By: John W. Hampton

Title: Secretary/Treasurer

37372

JUN 27 2 12 PM '90

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

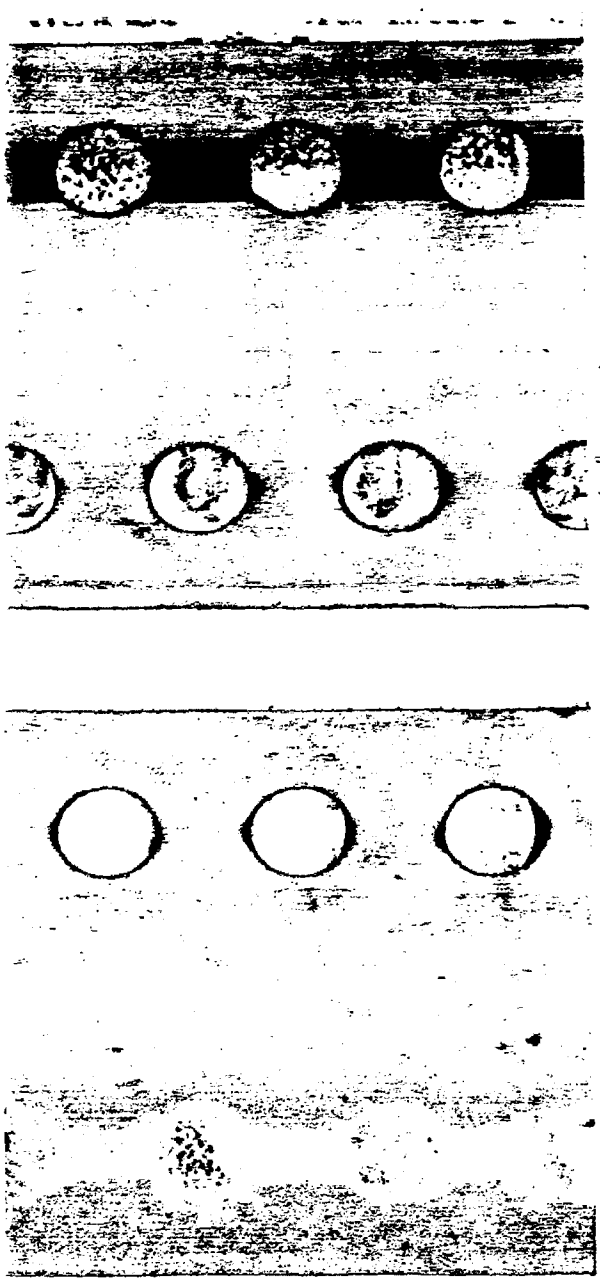
Before me, Teri G. Bowman, a Notary Public in and for the County and State aforesaid, personally appeared John W. Hampton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Secretary/Treasurer of STM/Brandywine, Inc., a Kentucky corporation, sole general partner of STM/Brandywine Pointe Limited Partnership, a Kentucky limited partnership, the within named bargainor, and that he as such Secretary/Treasurer of STM/Brandywine, Inc., being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by STM/Brandywine, Inc.

Witness my hand and seal, in Louisville, Kentucky, this the 19th day of June, 19 90.

Teri G. Bowman
NOTARY PUBLIC

My Commission Expires: 11-23-93

TERI G. BOWMAN NOTARY PUBLIC STATE AT LARGE KY.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8140 PAGE 394

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 98900.00
				CON TX 326.37
				PRFEE 1.00
				WDEED 6.00
				TOTAL 333.37
				CHECK 333.37
06/27/90	01			14:12 0001 4552

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37372

IDENTIFI REFERENCE

JUN 27 2 12 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 332156