This instrument was prepared by:
American Escrow Company
P. O. Box 1733, Hendersonville, TN 37077
Please return to same.

BOOK 8339 PAGE 159

WARRANTY DEED

Address Present Owner:	Send Tax Bills to:	Map-Parcel Nos.
Charles A. Wheeler, Jr.	New Owner	42-7-A-90
PO Box 948		11D-92840
Hendersonville, TN 37077		

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $63,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of April, 1991.

Notary Public

My Commission Expires: 11/19/94

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 of which is hereby acknowledged, We,

RANDY E. BUTLER and wife, STACY B. BUTLER,

hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto

CHARLES A. WHEELER, JR., d/b/a
Wheeler Construction Company,

hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows; TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 320 on the Plan of Heritage Square, Phase 3, of record in Plat Book 5200, Page 744, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Randy E. Butler and wife, Stacy B. Butler by deed from Fox Ridge Company, A Limited Partnership, of record in Book 6345, Page 758, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all Terms, Conditions, Provisions, Assessments, Special Assessments and Liens, Easements and Restrictive Covenants for Heritage Square, Phase 3, A Planned Unit Development, of record in Register's Office for Davidson County, Tennessee, to the extent to which the matters set forth in said instruments effect the within described property; however, the Grantors do hereby make oath and covenant with the Grantee that there are no past due and/or unpaid assessments and/or special assessments pursuant thereto, and that there are no assessments and/or special assessments presently assessed and/or promulgated pursuant thereto.

THIS is improved property located at: 1205 Colonial Court, Madison, TN 37115.

Below line for Register's use

09940

IDENTIF. TREFERENCE

APR 29 8 46 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

BOOK 8339 PAGE 160

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 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, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands, this the 26th day of April, 1991.

Randy E. Butler

Stacy B. Butler

==========

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Randy E. Butler and wife, Stacy B. Butler, the bargainors, with whom I am personally acquainted, or who proved to me based upon satisfactory evidence to be the persons, who executed the within instrument and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 26th day of April, 1991.

W. K. Georgas, Jr., Notary Public

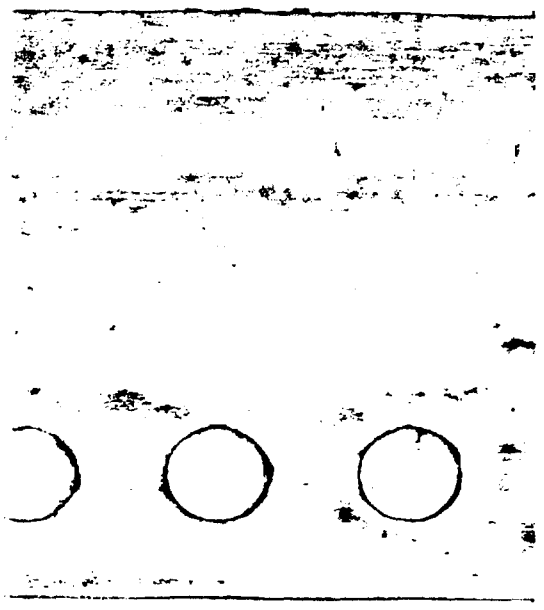
My Commission Expires: 11/19/94

==========

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

8672 04/29 0101 03CHECK 214.90

[redacted]



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

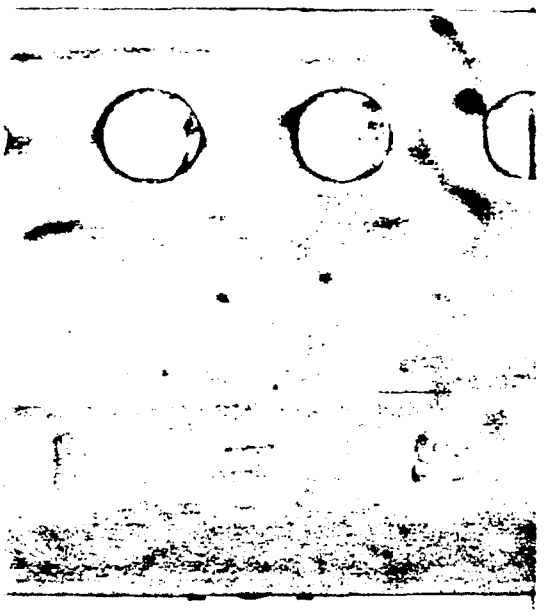
BOOK 8339 PAGE 161

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	63000.00
CON TX	207.90
PRFEE	1.00
MDEED	6.00
TOTAL	214.90
CHECK	214.90

04/29/91 01 08:43 0001 8672



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09940

IDENTIF. REFERENCE

APR 29 8 46 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 416667