BOOK 8813 PAGE 455

WARRANTY DEED

FROM: Lee Chira, Trustee, Grantor

TO: J. Davis Builders, Inc., Grantee

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

J. Davis Builders, Inc.
617 Westview Avenue
Nashville, TN 37205

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

Same

Map-Parcel Numbers

155-8C-143
155-8C-154

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Fifty Thousand and 00/100 Dollars ($50,000.00).

Nancy Davidson
Affiant

SUBSCRIBED AND SWORN TO before me, this the 11th day of December, 1992.

Notary Public

My Commission Expires: 5-25-96

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Lee Chira, Trustee, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said J. Davis Builders, Inc., a Tennessee corporation, Grantee, its successors and assigns, two residential subdivision lots in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee being Lot Nos. 143 and 154 on the plan of Poplar Creek, Phase II, of record in Book 6900, pages 339 through 347, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Grantor as Trustee, with full power to sell without joinder of any beneficiary, from Nashville Properties Partnership by deed of record in Book 8391, page 159, Register's Office for Davidson County, Tennessee.

Grantor herein also conveys the water tap and sewer tap for said lot.

This is improved property known as 1100 and 1101 Deerhurst Court, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1992 taxes which are prorated and will be paid by the Grantees.

2. Storm Water Detention Agreement of record in Book 7099, page 299, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 6474, page 346, as amended in Book 6486, page 587; Book 6662, page 433, Book 6987, page 966, Book 7270, page 648, and Book 7964, page 33, said Register's Office, all of which are hereby incorporated by reference and made applicable to said property.

4. The Plan of record in Book 6900, page 339 through 347, said Register's Office, shows an Owner's Certificate, certain easements, setback lines and notes, to which plan specific reference is here made.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Deed from Lee Chira, Trustee
to J. Davis Builders, Inc.

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Witness my hand this 11 day of December, 1992

LEE CHIRA, TRUSTEE

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Robert N. Buchanan, a Notary Public of said County and State, Lee Chira, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 11 day of December, 1992.

Notary Public

My Commission Expires: March 23, 1996

ROBERT N. BUCHANAN NOTARY PUBLIC DAVIDSON COUNTY

7.36 0 9

IDENTIFICATION REFERENCE

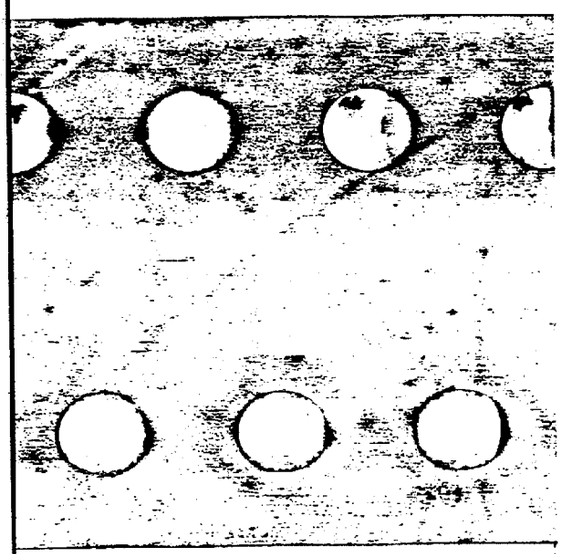
DEC 14 3 49 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1622 12/14 0101 03CHECK 198.00

8068R

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



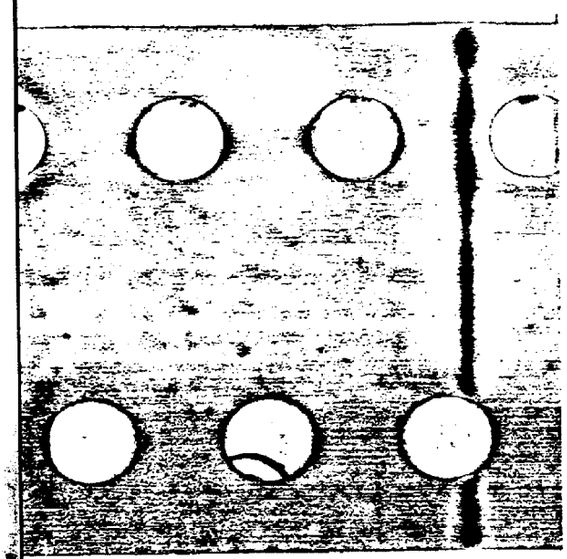
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 198.00
				CHECK 198.00
12/14/92	01			15:47 0001 1622



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7360.9

IDENTIFICATION/REFERENCE

Dec 14 3 49 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 600818