SPECIAL WARRANTY DEED

FROM: Third National Bank in Nashville, Grantor

TO: Scruggs Homebuilders, L.P Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
24 Bosley Oaks Nashville, TN 37215		Lot 58 104-14G-12 Lot 126 104-14G-84 Lot 129 104-14G-87 Lot 135 104-14G-93 Lot 136 104-14G-94 Lot 137 104-14G-95 Lot 144 104-14G-26

(New Owner)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Five Hundred Forty-Five Thousand and No/100 Dollars ($545,000.00).

Robert L. Scruggs
Affiant

SUBSCRIBED AND SWORN TO before me, this the 30th day of June, 1993

Pamela S. Tyler
Notary Public

My Commission Expires: 11-20-96

FOR AND IN CONSIDERATION OF the sum of Hundred Forty-Five Thousand and No/100 Dollars ($545,000.00), the receipt and sufficiency of which are hereby acknowledged, Third National Bank in Nashville, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Scruggs Homebuilders, L.P., Grantee, its successors, and/or 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 Nos. 58 and 144 on the revised Final Plan of Whitworth, Phase 01, of record in Book 7900, pages 140-144, being Lot Nos. 126, 129, 135 and 136 on the Revised Final Plan of Whitworth, Phase 01A, Greenview, as of record in Book 7900, page 145, and being Lot No. 137

on the plan of the Revision to Lot Nos. 137 and 138 on the plan of Withworth, Phase 01A, Greenview, as of record in Book 8250, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Third National Bank in Nashville by deed from RCC Associates, a Delaware limited partnership of record in Book 8236, page 176, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as Lots 58, 126, 129, 135, 136, 137, and 144 in Whitworth in Nashville, Tennessee.

This conveyance is expressly made subject to those title exceptions set out on Exhibit A attached hereto.

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 heirs, successors, and/or assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it.

And Grantor does further covenant and bind Grantor, its successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its heirs, successors, and/or assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 30 day of June, 1993.

THIRD NATIONAL BANK IN NASHVILLE

By: _____

Title: SVP

By: _____

Title: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, PAMELA L. KITCHENS, a Notary Public of said County and State, personally appeared GLEN BARTOSH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be SR. VICE PRESIDENT (or other officer authorized to execute the instrument) of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a national banking association, and that he as such SR. VICE PRESIDENT executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as SR. VICE PRESIDENT.

Witness my hand and seal, at Office in Nashville, this 30th day of June, 1993.

Pamela L. Kitchens
Notary Public

My Commission Expires: 11-20-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, PAMELA L. KITCHENS, a Notary Public of said County and State, personally appeared NEALYA B PARISH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be COMMERCIAL LOAN OFFICER (or other officer authorized to execute the instrument) of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a national banking association, and that she as such COMMERCIAL LOAN OFFICER executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by herself as COMMERCIAL LOAN OFFICER.

Witness my hand and seal, at Office in Nashville, this 30th day of June, 1993.

Pamela L. Kitchens
Notary Public

My Commission Expires: 11-20-96

EXHIBIT A

1. Taxes for 1993, a lien but not yet due and payable.

2. All matters as shown on the plan of Whitworth, of record in Book 6200, page 992, and Book 6900, page 838, said Register's Office.

3. Restrictive covenants contained in an instrument of record in Book 8026, page 305, Book 8047, page 243, and in Book 8282, page 45, said Register's Office.

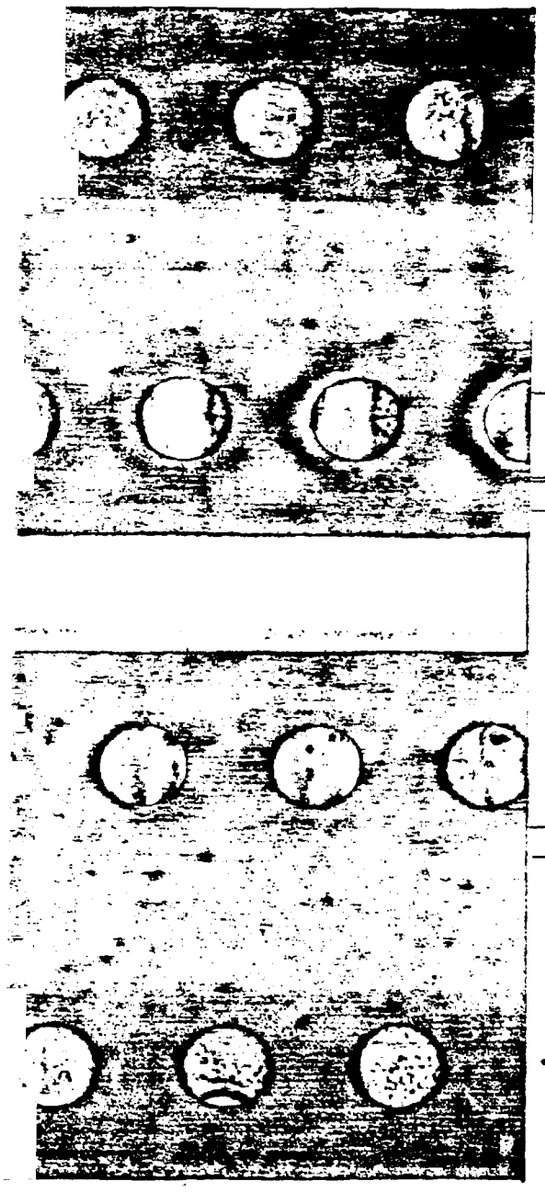
4. Easement of record in Book 7868, page 959, said Register's Office.

5. Sewer easement of record in Book 3505, page 338, said Register's Office.

40908
IDENTIF. & REFERENCE

93 JUL 14 PM 12:57
FILED & RECORDED
DAVIDSON COUNTY, TN.

3743 07/14 0101 03CHECK 2033.50



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

RECEIVED OF _____

FOR _____

BOOK 9014 PAGE 125

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 545000.00
				CON TX 2016.50
				PRFEE 1.00
				WDEED 16.00
				TOTAL 2033.50
				CHECK 2033.50
07/14/93	01			12:58 0001 3743

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40908
IDENTIF. ↑ REFERENCE

93 JUL 14 PM 12:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 674156