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GENERAL WARRANTY DEED

FROM: Lee Chira, Trustee
Grantor

TO: V&D Construction, a
Tennessee joint venture
Grantees

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:

1186 Sneed Road
Franklin, TN 37064

(New Owner)

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

Map-Parcel Numbers
155-08-C-172.00.C0
(Lot 172)
155-08-C-180.00.C0
(Lot 180)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Fifty Two Thousand and 00/100 Dollars ($52,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 12th day of November, 1993.

Notary Public

My Commission Expires: 9-21-96

FOR AND IN CONSIDERATION OF the sum of Fifty Two Thousand and 00/100 Dollars ($52,000.00), the receipt and sufficiency of which are hereby acknowledged, Lee Chira, Trustee (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto V&D Construction, a Tennessee joint venture (the "Grantees"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as 812 Kenwick Court (Lot 172) and 6833 Collinswood Drive (Lot 180).

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does covenant with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantees, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 12th day of November, 1993.

Lee Chira, Trustee by Robert N. Buchanan
Lee Chira, Trustee, by Robert N. Buchanan, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of November, 1993, before me personally appeared Robert N. Buchanan to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lee Chira, Trustee and acknowledged that he/~~she~~ executed the same as the free act and deed of Robert N Buchanan.

Witness my hand, at office, this 12th day of November, 1993.

LaVonne Williams
Notary Public

My Commission Expires: May 28, 1995

EXHIBIT A

Property Description

Land in Davidson County, Tennessee being Lot. Nos. 172 and 180 on the Plan of Poplar Creek Estates, Phase II, of record in Book 6900, pages 339-347, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by deed from Nashville Properties Partnership of record in Book 8391, page 159, Register's Office of Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Restrictive Covenants contained in an instrument of record in Book 6662, page 433, Book 6804, page 536, Book 6987, page 966, and Book 7964, page 33, Register's Office for Davidson County, Tennessee.

2. Subject to all matters shown on the Plan of record in Book 6900, pages 339-347, in said Register's Office.

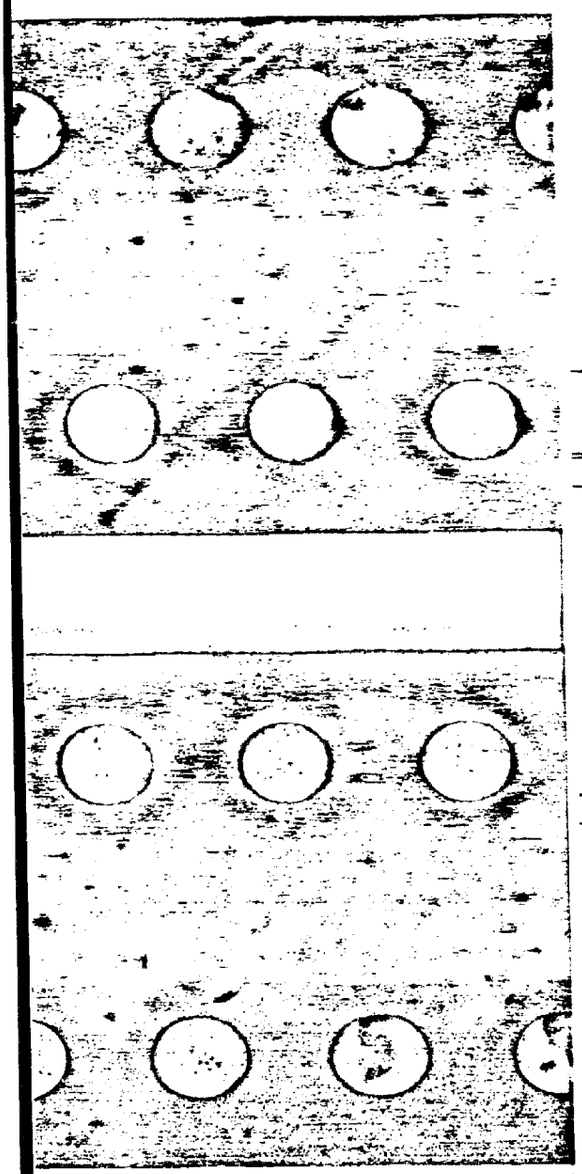
3. Storm Water Detention Agreement of record in Book 7099, page 299, said Register's Office.

85675

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FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9305 11/15 0101 02CHECK 305-40



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	52000.00
			CON TX	192.40
			PRFEE	1.00
			WDEED	12.00
			TOTAL	205.40
			CHECK	205.40

11/15/93 01 11:22 0001 8305

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85675
IDENTIFICATION REFERENCE

93 NOV 15 AM 11:22
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 722089