FILE BOX 45

BOOK 9249 PAGE 633

This Instrument prepared by:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Frank Batson Homes, Inc. 120 Donelson Pike Nashville, TN 37214	Same	Map 108-12B Parcels 102, 86, 87, 88, 89, 90, 91, 97, 98, 99, 100, and 101

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, THIRD NATIONAL BANK IN NASHVILLE, a national banking association (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Frank Batson Homes, Inc. (the "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 160, 185, 186, 187, 188, 189, 190, 196, 197, 198, 199 and 200 on the Plan of Harborview, Section II, Phase 1A, of record in Book 6900, pages 756-758, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Third National Bank in Nashville, by deed from TennSouth-Davis Properties, Ltd., of record in Book 8068, page 723, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is unimproved property known as Lot #160, 1305 Timber Valley Drive, Nashville, Tennessee; Lot #185, 1325 Timber Valley Drive, Nashville, Tennessee; Lot #186, 1329 Timber Valley Drive, Nashville, Tennessee; Lot #187, 1333 Timber Valley Drive, Nashville, Tennessee; Lot #188, 1337 Timber Valley Drive, Nashville, Tennessee; Lot #189, 1341 Timber Valley Drive, Nashville, Tennessee; Lot #190, 1345 Timber Valley Drive, Nashville, Tennessee; Lot #196, 1332 Timber Valley Drive, Nashville, Tennessee; Lot #197, 1328 Timber Valley Drive, Nashville, Tennessee; Lot #198, 1324 Timber Valley Drive, Nashville, Tennessee;

Lot #199, 1320 Timber Valley Drive or 3501 Harborwood Circle, Nashville, Tennessee; and Lot #200, 1308 Timber Valley Drive or 3500 Harborwood Circle, Nashville, Tennessee.

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, and Grantee's successors and assigns forever.

And Grantor does covenant and bind itself, and its successors and assigns, to warrant specially and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims arising through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 7th day of February, 1994.

THIRD NATIONAL BANK IN NASHVILLE

By: Lynn H Wendell

Its: AVP

By:

Its:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patricia D Eastes, a Notary Public of said county and state, Lynn H Wendell, and Lynn H Vanderagriff, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Assistant Vice President and Vice President, respectively, of Third National Bank in Nashville, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of February, 1994.

Patricia D Eastes
Notary Public

My Commission Expires: September 21 1996

NOTARY PUBLIC

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Fred P. Bates
Affiant

Subscribed and sworn to before me this 7th day of FEBRUARY, 1994.

Notary Public

My Commission Expires:
3-25-95

NOTARY PUBLIC STATE OF TENNESSEE ANN G. FELTY

EXHIBIT "A"

1. Taxes for 1994, a lien, but not yet due and payable.

2. All matters shown on the Plan of record in Book 6900, pages 756-758, as amended in Book 9096, page 764, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7471, page 26, as amended by First Amendment of record in Book 7646, page 142, Second Amendment of record in Book 7646, page 147, Third Amendment of record in Book 7646, page 149, re-recorded in Book 7647, page 648, Fourth Amendment of record in Book 7732, page 749, Fifth Amendment of record in Book 8263, page 534, Sixth Amendment of record in Book 8271, page 863, Seventh Amendment of record in Book 8297, page 380, and Eighth Amendment of record in Book 8634, page 19, said Register's Office.

4. Easements for sanitary sewers and/or storm drainage of record in Book 5856, page 80, and Book 5856, page 84, Book 6147, page 886 and Book 6147, page 893, said Register's Office

5. Unrecorded easement for sanitary sewers dated June 19, 1980, and referred to in deed of record in Book 5658, page 984, said Register' Office.

6. Right-of-way of any road, street or highway encompassed with the boundaries of the property.

7. Storm Water Detention Agreement of record in Book 7390, page 270, said Register's Office.

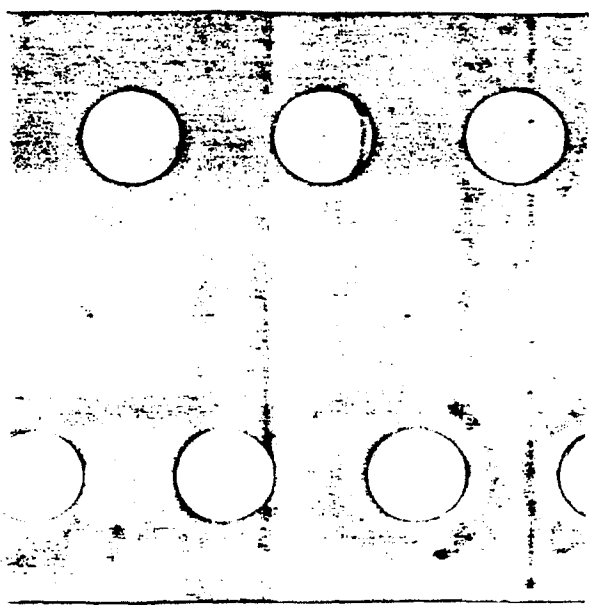
8. Unrecorded easements if any, on, above or below the surface; and any discrepancies or conflicts in boundary lines or shortage in area or encroachments, which a correct survey or an inspection of the premises would disclose.

9. Easement of record in Book 8068, page 723, said Register's Office.

10. Conveyance of common areas to Harborview of Cheswicke Homeowners' Association of record in Book 8297, page 376, said Register's Office.

11. Corporate Charter of Harborview at Cheswicke Homeowners' Association of record in Book 7522, page 339, amended in Book 8263, page 554, said Register's Office.

17848
IDENTIFICATION REFERENCE
94 FEB 15 AM 10:10
5692 02/15 0101 03CHECK 572.00



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

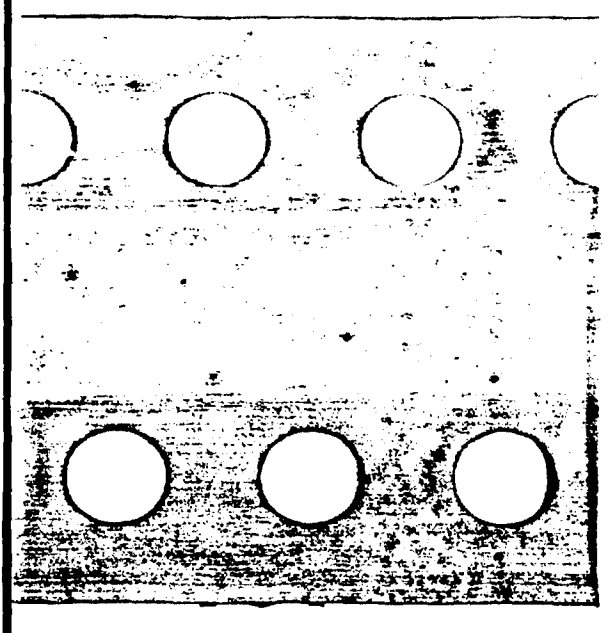
RECEIVED OF _____

FOR _____

BOOK 9249 PAGE 637

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



17848
IDENTIF. & REFERENCE

94 FEB 15 AM 10:10
REGISTER
DAVIDSON COUNTY, TN.

CAMT
150000.00
CON TX 555.00
PRFEE 1.00
WDEED 16.00
TOTAL 572.00
CHECK 572.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/15/94 01 10:10 0001 5692

No. 0756617