BOOK 9304 PAGE 560

BOOK 37 LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Flagstar Enterprises, Inc. 203 E. Main Street Spartanburg, SC 29319 ATTN: Property Management	95-14-110	Flagstar Enterprises c/o Rash & Associates P. O. Box 1600 Rowlett, TX 75088
This instrument prepared by: Boult, Cummings, Conners & Berry 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Keith-Sinclair Co., Incorporated (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Flagstar Enterprises, Inc., (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Metropolitan Park, Section 8, as shown on plat of record in Plat Book 3842, page 217, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Keith-Sinclair Co., Incorporated by deed of record in Book 4261, page 361, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. All matters shown on the Plan of Metropolitan Park, Section 8, as shown on the Plat of record in Plat Book 3842, page 217, Register's Office for Davidson County, Tennessee.

3. Easement(s) for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 4872, page 914

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Robert E. Wood
Affiant

Subscribed and sworn to before me this 6th day of April., 1994.

Loretta B. Lane
Notary Public
My Commission Expires: 5/23/94

94 APR -6 PM 3:52
REGISTER
DAVIDSON CO. TN.

36304
IDENTIF. & REFERENCE

142334 1 LLANE
110160-003 4/5/94

4. Applicable zoning ordinances and easements, restrictions and covenants of record.

This is unimproved property, known as Lot No. 10 on the Plan of Metropolitan Park, Section 8, of record in Plat Book 3842, page 217, Register's Office for Davidson County, Tennessee.

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

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 6 day of April, 1994.

KEITH-SINCLAIR CO., INCORPORATED

By: _____

Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sue B. Hardin, Notary Public, Jere C. Sinclair, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of Keith-Sinclair Co., Incorporated, a Tennessee corporation, and is authorized to execute this instrument on behalf of said corporation.

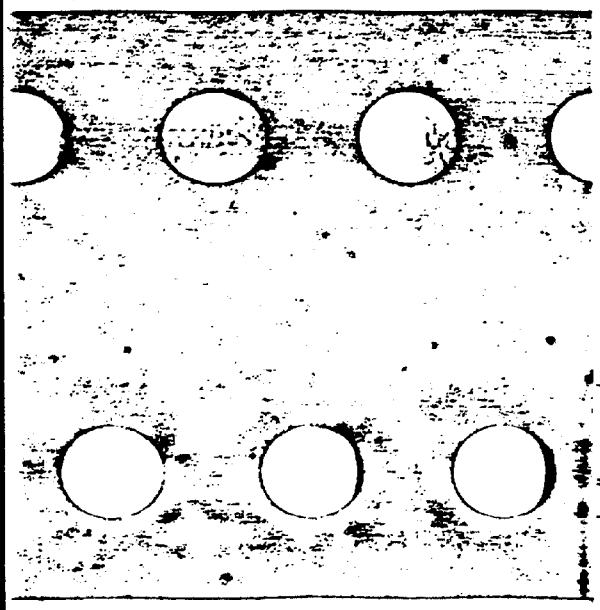
WITNESS my hand, at office, this 6th day of April, 1994.

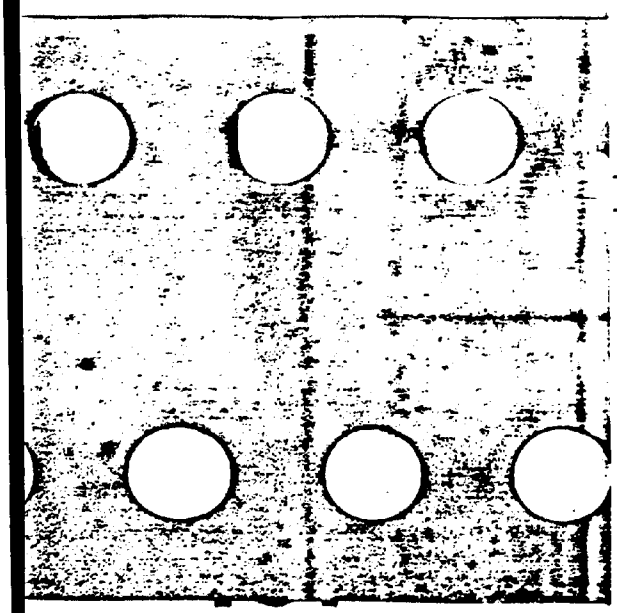
Sue B. Hardin
Notary Public

My Commission Expires: 9-16-95

1055 04/06 0101 03CHECK 1211-50

142334 1 LLANE
110160-003 4/5/94





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9304 PAGE 562

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	
				325000.00
			CON TX	1202.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1211.50
			CHECK	1211.50

04/06/94 01 15:53 0001 1055

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36304
IDENTIF. ↑ REFERENCE

94 APR -6 PM 3:

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 776301