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

BOOK 9331 PAGE 942

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Frank Batson Homes, Inc. 120 Donelson Pike Nashville, Tn 37214	Same	Map 108-12-B Parcels 10, 11 and 108-12, Parcels 75 and 76

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, those certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lots Nos. 15 and 16, on the Plan of Harborview Phase 1-A, Section One, of record in Book 6900, page 583, and Lots 53 and 54 on the Plan of East Lake, Section IV, of record in Book 5800, page 245, Register's Office for said County, to which plans reference is 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., a Tennessee limited partnership, of record in Book 8068, page 723, Register's Office of 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 No. 15, 3121 Harborwood Drive, Nashville, Tennessee 37214; Lot 16, 3125 Harborwood Drive, Nashville, Tennessee 37214; Lot 53, 1241 Timber Valley Drive, Nashville, Tennessee 37214; and Lot 54 1301 Timber Valley Drive, Nashville, Tennesee 37214.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and 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 claiming by, 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 27th day of April, 1994.

THIRD NATIONAL BANK IN NASHVILLE

By: _____

Its: Vice President

By: Nina N Worrell

Its: AVP

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patricia D. Eastes, a Notary Public of said county and state, Lynn H Vandergriff with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President 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 27th day of April, 1994.

Patricia D. Eastes
Notary Public

My Commission Expires: September 21, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patricia D. Eastes, a Notary Public of said county and state, Nina D. Vowell with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Asst. Vice President 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 27th day of April, 1994.

Patricia D. Eastes
Notary Public

My Commission Expires: September 21, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Subscribed and sworn to before me
this 2nd day of May, 1994.

M. Joan Grachan
Notary Public
My Commission Expires: 7-27-96

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

2. All matters shown on the Plan of record in Book 6900, page 583, and Book 6900, pages 577-581, 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, 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, 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's 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. Deeds of Conveyance of Water and Sewer Lines of record in Book 6147, page 886, and Book 6147, page 893, in said Register's Office.

10. 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.

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

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

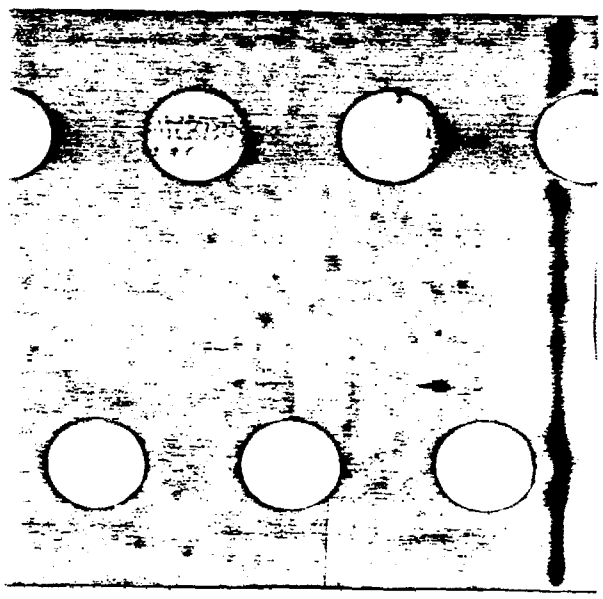
13. Rights of others in and to the common areas/elements.

14. All matters shown on the Plan of record in Book 5800, page 245, in said Register's Office. (as to Lots 53 and 54)

45707
IDENTIF. & REFERENCE

94 MAY -3 AM 11:52
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1324 05/03 0101 03CHECK 202.00



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

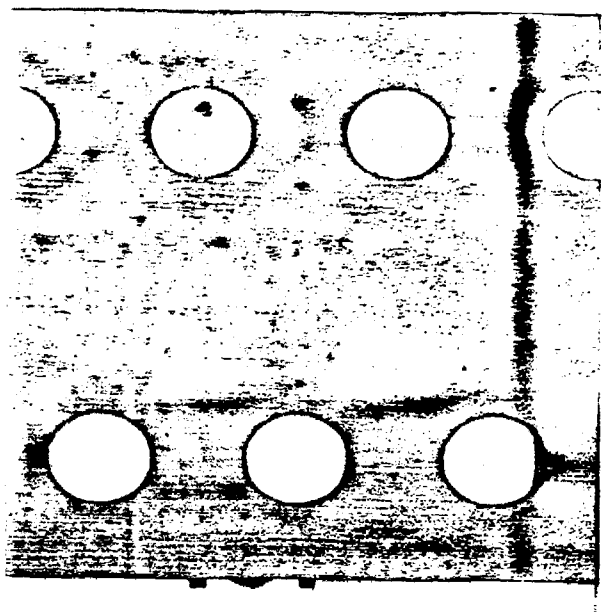
RECEIVED OF _____

FOR _____

BOOK 9331 PAGE 946

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	16.00
TOTAL	202.00
CHECK	202.00

05/03/94 01 11:51 0001 1324

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45707
IDENTIF. & REFERENCE

94 MAY -3 AM 11:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 786413