Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
FR Properties, L.P. 5115 Maryland Way Suite 300 Brentwood, TN 37027 Attn: Ann McKnight	SEE EXHIBIT B	NEW OWNER
This instrument prepared by: Boult, Cummings, Conners & Berry (BW) Box 37 414 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, BarclaysAmerican/Mortgage Corporation, a North Carolina corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to FR Properties, L.P., a Tennessee limited partnership (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

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 and will be paid by the Grantee.

2. All matters shown on Plats of record in Book 6900, pages 550, 551 and 552, as amended by Book 7462, page 445, Book 8110, page 401 and Book 8181, page 112, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 2247, page 75, said Register's Office.

4. Terms and provisions of restrictions of record in Book 7351, page 852, as amended by Book 7451, page 739, and Book 8336, page 393, said Register's Office, together with such other instruments referred to therein.

5. Easement of record in Book 8007, page 235, said Register's Office.

6. Easement of record in Book 8657, page 179, said Register's Office.

7. Deeds as to "Open Space" and "Flood Plain" as recorded in Book 8207, page 276 and Book 8951, page 797.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,291,000.00.

Affiant

Subscribed and sworn to before me this 18th day of May, 1994.

Notary Public
My Commission Expires: 11/2/96

NOTARY PUBLIC AT LARGE

152871.1 BWOOD
004840-004 5/18/94

8. Ingress and Egress Easement(s) to Fox Ridge Homes, Inc. as set forth in instrument recorded in Book 8739, page 991.

9. Charter of Chitwood Downs Homeowner's Association, Inc. of record in Book 7431, page 204.

10. Easement(s) to C. Hooper Development Company, as set forth in instrument recorded in Book 7460, page 930.

11. Easement(s) to C. Hooper Development Company, as set forth in instrument recorded in Book 7489, page 515.

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 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 18 day of May, 1994.

BarclaysAmerican/Mortgage Corporation

By: _____

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Clark W. Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of BarclaysAmerican/Mortgage Corporation, the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 18th day of May, 1994.

Katherine W. Eidson
NOTARY PUBLIC

My Commission Expires: 11/2/96

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot Nos. 2, 3, 15, 18, 19, 26, 27, 66, 68, 69, 70, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 85, 86, 88, 89, 90, 91, 92, 93, 94, 95, 123, 124, 142, 144, 145, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 167, 169, 170, 172, 173, 174, 176, 177, 182, 183, 185, 186, 187, 188, 189, 191, 192, 193, 196, 197, 200, 204, 206, 207, 212, 214, 222, 223, 224, 225, 226, 227, 228, 229, 237, 238, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 285, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 306, 307, 308, 309 and 310, on the Plan of Hampton Park (formerly known as Chitwood Downs), as shown on plat of record in Plat Book 6900, pages 550, 551 and 552, as amended by Book 8181, page 112, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to BarclaysAmerican/Mortgage Corporation, by Deed of Record in Book 7672, page 709, Register's Office for Davidson County, Tennessee.

51548
IDENTIF. & REFERENCE

94 MAY 18 PM 3:26

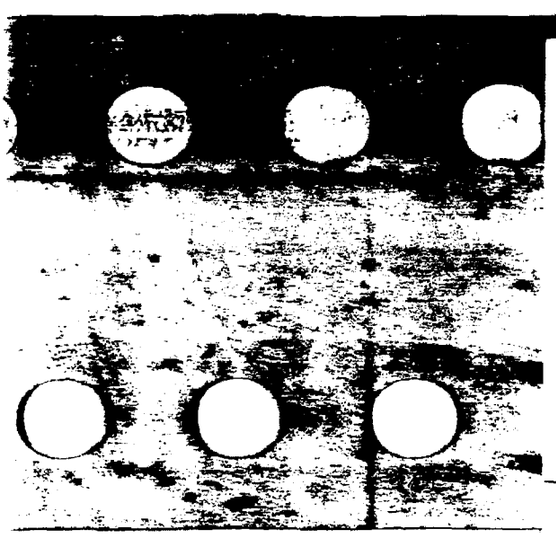
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT B

Davidson County Tax Map and Parcel Numbers

Map: 63-16A	Parcels 37, 38, 39, 40, 44, 46, 24, 26, 27, 28, 30, 31, 36, 83, 84, 85, 86, 87
Map: 63-16B	Parcels 2, 3, 15, 18, 19, 26, 27, 64, 66, 67, 68, 70 through 79, 49, 51, 52, 54 through 61, 32, 33, 83, 85, 86, 89 through 101, 103, 104, 105, 106, 107, 109, 110, 111, 114, 115, 118, 122, 124, 125, 130, 132, 140 through 147, 155, 156, 158 through 170, 203, 211 through 222

7685 05/13 0101 03CHECK 4793.70



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

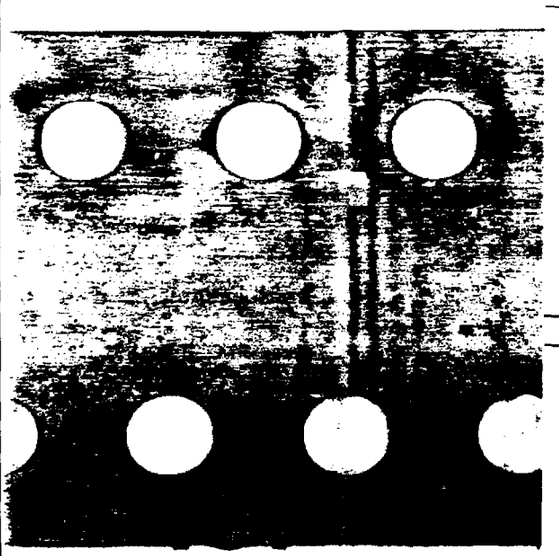
RECEIVED OF _____

FOR _____

BOOK 9349 PAGE 540

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	1291000.00
			CON TX	4776.70
			PRFEE	1.00
			WDEED	16.00
			TOTAL	4793.70
			CHECK	4793.70
05/18/94	01		15:26 0001	7685



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51548
IDENTIF. ↑ REFERENCE

94 MAY 18 PM 3:26
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 792697