SPECIAL WARRANTY DEED BOOK 9512 PG 513

FROM: Third National Bank in Nashville, Grantor

TO: Frank Batson Homes, Inc., Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Third National Financial Center
424 Church Street, 18th Floor
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

120 Donelson Pike
Suite 101
Nashville, TN. 37214

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

(new owner)

Map-Parcel Numbers

108-12B-46.00 (Lot 170)
108-12B-92.00 (Lot 191)
108-12B-93.00 (Lot 192)
109-228 (.72 acres)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Fifty Thousand and 00/100 Dollars ($50,000.00).

Frank C. Batson

Affiant

SUBSCRIBED AND SWORN TO before me, this the 3rd day of November, 1994.

Lisa K. Jackson

Notary Public

My Commission Expires: 1/24/98

FOR AND IN CONSIDERATION OF the sum of Fifty Thousand and 00/100 Dollars ($50,000.00), the receipt and sufficiency of which are hereby acknowledged, Third National Bank in Nashville (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Frank Batson Homes, Inc. (the "Grantee"), 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 Lots 170, 191 and 192 of Harborview Subdivision, Phase I-A, Section Two, and .72 acre known as Map 109, Parcel 228, Nashville, Tennessee.

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 Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 3rd day of November, 1994.

Third National Bank in Nashville

By: _____

Title: Vice President

By: _____

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lisa K. Jackson, a Notary Public of said County and State, personally appeared Lynn Vandergriff, 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 (or other officer authorized to execute the instrument) of Third National Bank in Nashville, the within named bargainor, a national banking association, and that Lynn Vandergriff as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as Vice President.

Witness my hand and seal, at Office in Nashville, this 3rd day of November, 1994.

Lisa K. Jackson
Notary Public

My Commission Expires: January 24, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lisa K. Jackson, a Notary Public of said County and State, personally appeared Steve Lancaster, 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 (or other officer authorized to execute the instrument) of Third National Bank in Nashville, the within named bargainor, a national banking association, and that Steve Lancaster as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as Vice President.

Witness my hand and seal, at Office in Nashville, this 3rd day of November, 1994.

Lisa K. Jackson
Notary Public

My Commission Expires: January 24, 1998

EXHIBIT A

Parcel I

Being Lot 170 on the Plan of Harborview, Phase I-A, Section Two of record in Book 6900, pages 756, 757 and 758, amended in Book 9096, page 764, to which plan reference is hereby made for a more complete description.

Parcel II

Being Lot 191 on the Plan of Harborview, Phase I-A, Section Two of record in Book 6900, pages 756, 757 and 758, amended in Book 9096, page 764, to which plan reference is hereby made for a more complete description.

Parcel III

Being Lot 192 on the Plan of Harborview, Phase I-A, Section Two of record in Book 6900, pages 756, 757 and 758, amended in Book 9096, page 764, to which plan reference is hereby made for a more complete description.

Parcel IV

Being a certain parcel of land located on the 13th Councilmanic District (First Civil District) of Nashville - Davidson County, Tennessee; and being further described as follows:

Beginning at an old iron rod located in the westerly margin of Bell Road (formerly Pleasant Hill Road); said iron rod being the southeast corner of Lot #4 of Harborview - Phase 1A, Section One, as recorded in Book 6900, page 683, said Register's Office;

Thence, leaving the said lot of said subdivision and along the said margin of Bell Road, South 17°49'46" East 74.22 feet to an iron rod;

Thence, in a southerly direction and with a curve to the right having a radius of 271.25 feet a distance of 121.49 feet (chord - South 04°59'56" East - 120.48 feet to an iron rod;

Thence, South 07°49'56" West 53.13 feet to an old iron rod by a fence post; said iron rod being the northeast corner of the James R. Jenkins, Sr. property as recorded in Book 7172, page 148, said Register's Office'

Thence, leaving the said margin of Bell Road and along the northerly boundary line of Jenkins and generally with an old fence line, North 84°07'42" West 157.16 feet to an old iron rod; said iron rod being the most southeast corner of Harborview - Phase 1A, Section 4 as recorded in Book 7900, page 386, said Register's Office;

Thence, leaving the said Jenkins property and along the easterly boundary line of Harborview - Phase 1A, Section 4 North 03°52'18" West 67.84 feet to an old iron rod; said iron rod being located in the southerly boundary line of the aforesaid Harborview - Phase 1A, Section One;

Thence, leaving the said Harborview - Phase 1A, Section 4 boundary and along the said boundary of Harborview - Phase 1A, Section One, North 82°54'51" East 35.96 feet to an old concrete monument;

Thence, North 07°12'37" West 119.31 feet to an old concrete monument; said monument being the southwest

corner of the aforementioned Lot #4 of Harborview Phase 1A, Section One;

Thence; along the southerly property line of said Lot #4, North 72°10'12" East 120.00 feet to the POINT OF BEGINNING.

Containing 0.72 acres (31,333 Square Feet)

Parcels I, II, III and IV are part of the same property conveyed to Third National Bank in Nashville, by General Warranty Deed from TennSouth - Davis Properties, Ltd., of record in Book 8068, page 723, Register's Office for Davidson County.

The description for parcels I, II, III are derived from a survey prepared by McConnell Engineering, 2131 Murfreesboro Road, Nashville, Tennessee, 37217, dated October 21, 1987. The description for parcel IV is derived from a survey prepared by C. Michael Moran, TRLS #970, 527 Eighth Avenue South, Nashville, Tennessee.

EXHIBIT B

1. All matters as shown on the plan of record in Book 6900, pages 756, 757 and 758 as amended in Book 9096, page 764, said Register's Office.

2. Sanitary Sewer Easement and/or Storm Drainage of record in Book 5856, page 80, and Book 5856, page 84, said Register's Office.

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

4. Easement for sanitary sewer and/or storm drainage of record in Book 5658, page 984 said Register's Office.

5. Easement contained in the Deed in Book 8068, page 723, said Register's Office.

6. Quitclaim Deed conveying common area to Harborview at Cheswicke Homowner's Association in Book 8297, page 376, said Register's Office.

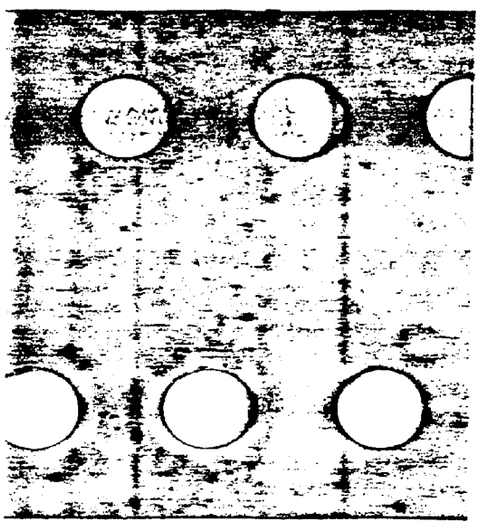
7. Deeds of conveyance for sanitary sewers and water mains in Book 6147, page 886, Book 6147, page 893 and Book 5807, page 381, said Register's Office.

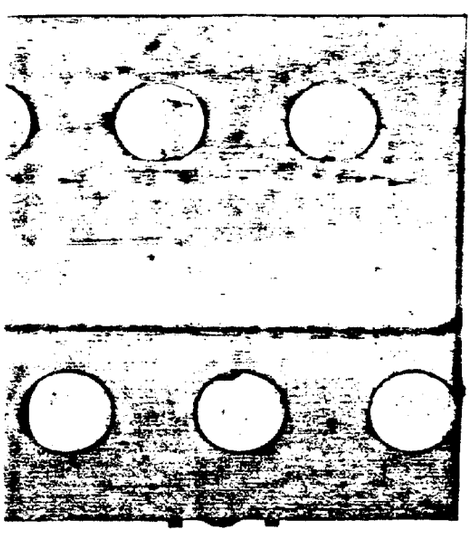
06235 IDENTIF. & REFERENCE

94 NOV -4 PM 12:13

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

4909 11/04 0101 03CHECK 206.00





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

RECEIVED OF _____

FOR _____

BOOK 9512 PG 518

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	20.00
TOTAL	206.00
CHECK	206.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11/04/94 01 12:13 0001 4909

06235
IDENTIF. ↑ REFERENCE

94 NOV -4 PM 12: 13

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 851193