BOOK 9550 PG 266

SPECIAL WARRANTY DEED

FROM: Third National Bank in Nashville, Grantor

TO: Fredericksburg Construction, L.L.C., a Tennessee limited liability company, 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:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
450 10th Circle North Nashville, TN 37203		116-12F-3 116-12F-8

(new owner)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Twenty-two Thousand Five Hundred and 00/100 Dollars ($122,500.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 29th day of December, 1994.

Notary Public

My Commission Expires: 1/24/98

FOR AND IN CONSIDERATION OF the sum of One Hundred Twenty-two Thousand Five Hundred and 00/100 Dollars ($122,500.00), 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 Fredericksburg Construction, L.L.C., a Tennessee limited liability company (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 3 and 8 of Wyndham Chase Subdivision, 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 29th day of December, 1994.

Third National ~~Bank in Nashville~~

By: _____

Title: V. P.

By: Lisa N. Jowell

Title: A.V.P.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lisa Jackson, a Notary Public of said County and State, personally appeared Lynn Vanderwerff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self 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 Vanderwerff as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by him self as vice president.

Witness my hand and seal, at Office in Nashville, this 29th day of December, 1994.

Lisa Jackson
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: January 24, 1998

BOOK 9560 PG 268

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lisa Jackson, a Notary Public of said County and State, personally appeared Gina Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she/he self to be Assistant 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 Gina Powell as such Asst. Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by she/he self as Asst. Vice President

Witness my hand and seal, at Office in Nashville, this 29th day of December, 1994.

Lisa Jackson
Notary Public

My Commission Expires: January 24, 1998

NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

21710

IDENTIFICATION REFERENCE

EXHIBIT A

Land in Davidson County, Tennessee, being Lots 3 and 8 on the plan of Wyndham Chase, of record in Book 6900, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Third National Bank in Nashville by Warranty Deed from Baldridge Development Co., Inc., of record in Book 8279, page 982, Register's Office for Davidson County, Tennessee.

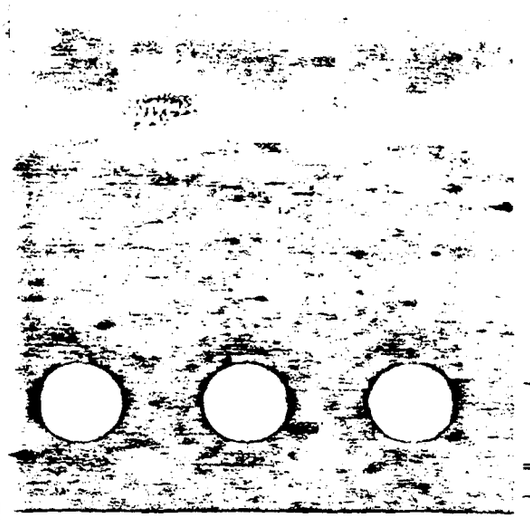
EXHIBIT B

1. State and County real property taxes for 1995 constitute and lien, but are not yet due and payable.

2. All matters shown on the Plan of record in Book 6900, page 101, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions (including by-laws) contained in instrument of record in Book 7019, page 922, amended and restated in Book 7419, page 217, and further amended in Book 7951, page 5, said Register's Office.

4. Deeds of Conveyance for water and sewer services of record in Book 8131, page 957, and in Book 8131, page 980, said Register's Office.



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

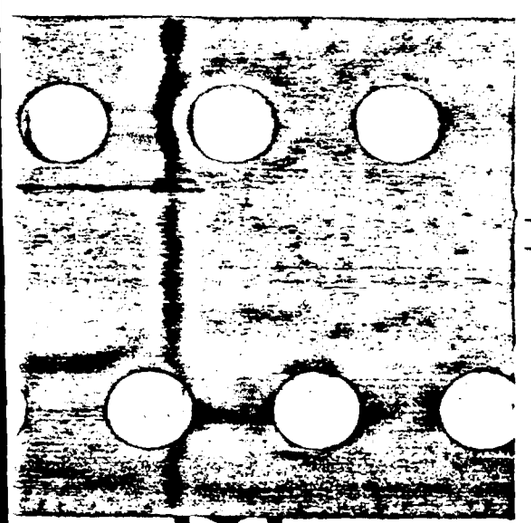
RECEIVED OF _____

FOR _____

BOOK 9560 PG 270

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 122500.00
CON TX 453.25
PRFEE 1.00
WDEED 16.00
TOTAL 470.25
CHECK 470.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94 DEC 30 PM 2:

DAVIDSON COUNTY, TN

12/30/94 01 14:00 0001 8002

21710
IDENTIF. # REFERENCE

No. 867887