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THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 9664 PG 526

SPECIAL WARRANTY DEED

Name and Address of New Owner:
Hillsboro Homes, a Tennessee General Partnership
4500 Harpeth Hills Dr
Nashville TN 37215

Send Tax Bills To:
New Owner

Street Address of Subject Property: **Map-Parcel No:**
141-12-0-C-031

For and in consideration of the sum of Nine Thousand Dollars and no/100 (9,000.00), the receipt and adequacy of which are hereby acknowledged, **FIRST TENNESSEE BANK NATIONAL ASSOCIATION** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **HILLSBORO HOMES, A TENNESSEE GENERAL PARTNERSHIP** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 31 on the plan of River Bend Estates of record in Book 6900, Pages 504 and 505 and as amended by Surveyor's Correction Deed of record in Book 7465, Page 833, Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to First Tennessee Bank National Association by Substitute Trustee's Deed of record in Book 8128, Page 584, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 1995 Metropolitan taxes are a lien not yet due and payable.

2. Declaration of Covenants, Conditions, and Restrictions of record in Book 7112, Page 481, and as amended in Book 7308, Page 805 & 808, Book 7336, Page 15, and in Book 7549, Page 893, Register's Office for Davidson County, Tennessee.

3. The Plan of River Bend Estates of record in Book 6900, Pages 504 & 505, and as amended by Surveyor's Correction Deed of record in Book 7465, Page 833, Register's Office for Davidson County, Tennessee, and all zoning regulations, setback lines, if any, easements, and rights of way for public utilities applicable to the lot in question.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee, that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds itself, its successors and representatives to warrant and defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 26th day of April, 1995.

First Tennessee Bank National Association

BY: Dianne C. Porter V.P.

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Dianne C. Porter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged her self to be the Vice President of First Tennessee Bank National Association, the within named bargainor, and that as such V.P., being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 26th day of April, 1995.

NOTARY PUBLIC
My commission expires:

NOTARY PUBLIC AT LARGE Douglas A. Brace My Commission Expires 24, 1998 TENNESSEE

STATE OF TENNESSEE]
COUNTY OF Davidson **]**

The actual consideration or value whichever is greater for this transfer is $9,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of April, 1995.

NOTARY PUBLIC
My commission expires:

NOTARY PUBLIC AT LARGE Douglas A. Brace My Commission Expires

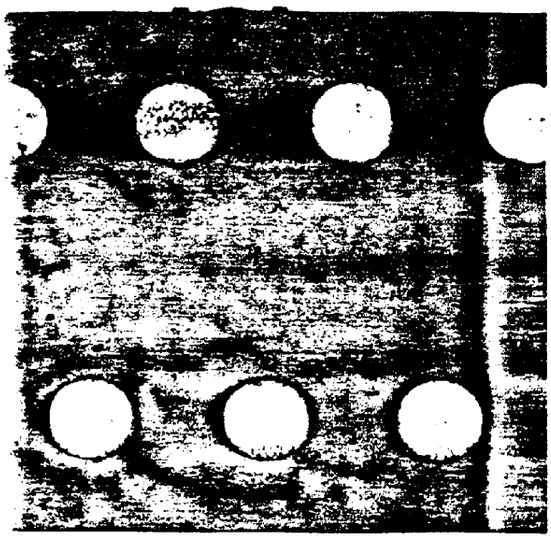
95 MAY -4 PM 3:16

REGISTER DAVIDSON COUNTY, TN.

57906

IDENTIFICATION REFERENCE

\ftb\hillsboro.ded



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

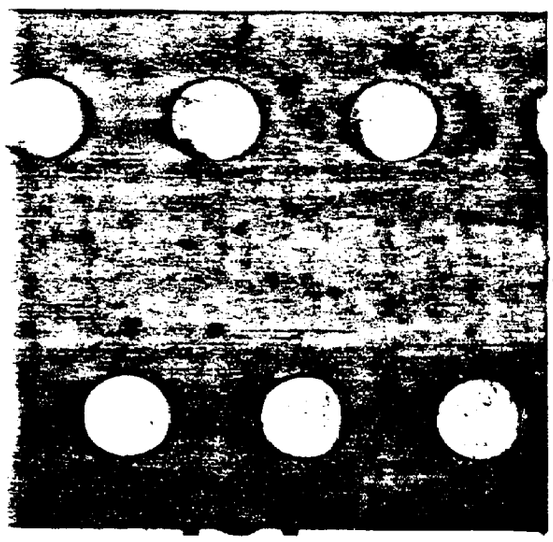
RECEIVED OF _____

FOR _____

BOOK 9664 PG 528

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	9000.00
CON TX	33.30
PRFEE	1.00
WDEED	8.00
TOTAL	42.30
CHECK	42.30

05/04/95 01 15:21 0001 7813

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57906
IDENTIF. & REFERENCE

95 MAY -4 PM 3:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 907228