Box 6C

This Instrument Prepared By:
BOTTORFF & KAVIN, Attorneys
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027
(615) 371-0800

SPECIAL WARRANTY DEED

BOOK 9835 PG 831

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Wellesley Builders, L.L.C. P.O. Box 158353 Nashville Tennessee 37215	Owner	172-3-B-7.00 Co

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 30,000.00.

R. L. Dial, CHIEF MANAGER
Affiant

Subscribed and sworn to before me this 23 day of OCTOBER, 1995.

Barbara S. Lamb
Notary Public

My Commission Expires:

July 28, 1997

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, RICHTER DIAL BUILDERS, INC., a Tennessee corporation, ("Grantor") by these presents does hereby transfer, sell and convey to WELLESLEY BUILDERS, L.L.C., a Tennessee limited liability company, ("Grantee") its successors and assigns, a certain tract or parcel of real property located in DAVIDSON County, State of Tennessee, and all improvements located thereon (such land and improvements are hereinafter collectively referred to as the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of The Woodlands, Phase II, Section One, of record in Plat Book 6900, page 635 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richter Dial Builders, Inc. by deed from MeritBanc Development Corporation, of record in Book 8671, page 388, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 5329 Windypine Drive, Nashville, TN 37211.

This conveyance is subject to property taxes for 1996 and subsequent years; restrictive covenants; easements; and all matters of public record.

For the same consideration, Grantor further transfers to Grantee all of Grantor's rights, titles and interests (if any) appurtenant solely to the Property (including any rights of Grantor to water service, sewer service and other utility services) without warranty of any kind, either express or implied, except that Grantor has not previously transferred the same to any other party.

This conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described herein, to the extent the same are validly existing and applicable to the Property (herein referred to collectively as the "Permitted Encumbrances").

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to Grantee, WELLESLEY BUILDERS, L.L.C., its successors and assigns forever.

AND the Grantor does hereby covenant with WELLESLEY BUILDERS, L.L.C. that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters herein mentioned.

AND the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said real property to the said WELLESLEY BUILDERS, L.L.C. and its successors and assigns, against the lawful claims of all persons whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Encumbrances.

IN WITNESS WHEREOF, I have hereunto set my hand as of this the 23rd day of OCTOBER, 1995.

GRANTOR:

RICHTER DIAL BUILDERS, INC., a Tennessee corporation

By: _____
Name: John Larry Dial
Title: President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Barbara S. Lamb, a Notary Public in and for said county and state, the within named John Larry Dial, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained and further acknowledged he is the President of said corporation, the bargainor herein, and is authorized by said corporation to execute this instrument on behalf of said corporation.

WITNESS my hand and seal at office on this 23rd day of October, 1995.

My Commission Expires:

July 28, 1997

_____
Notary Public

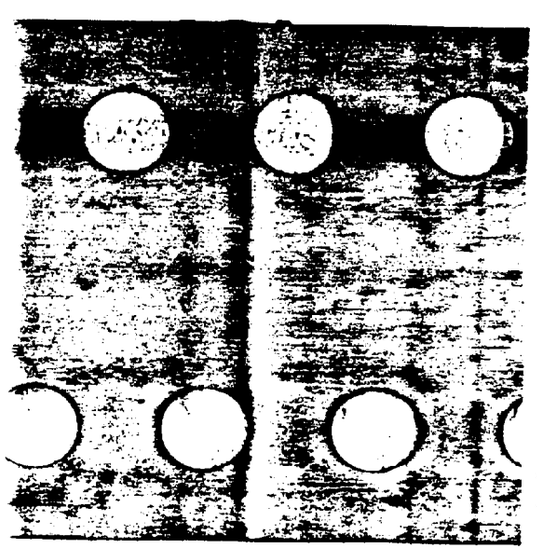
BARBARA S. LAMB

0115135

ICEMAN'S REFERENCE

FELICIA [illegible]
DAVIDSON COUNTY, TN.

7753 12/23 12:01 03CHECK 120.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

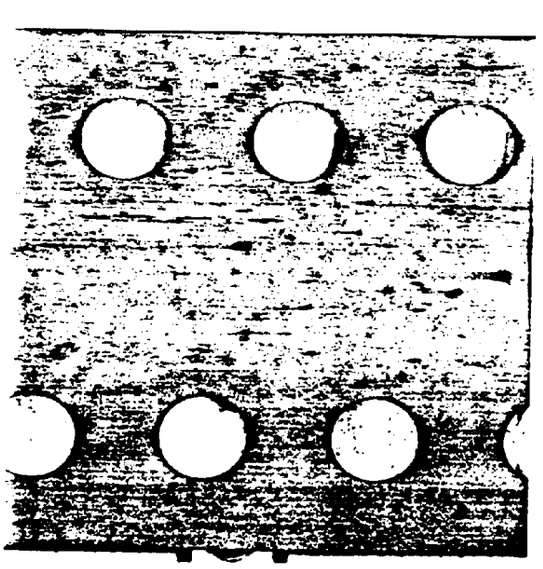
RECEIVED OF _____

FOR _____

BOOK 9835 PG 833

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



AMT 30000.00
CON TX 111.00
PRFEE 1.00
[illegible] 8.00
TOTAL 120.00
CHECK 120.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/23/95 01 15:11 0001 9938

01151 35

IDENTIFICATION REFERENCE

95 OCT 23 PM 3:10

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

No. 968631