OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 9927 PG 819

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th DAY OF January, 1996

NOTARY PUBLIC

My Commission expires: 5-25-96

THIS INSTRUMENT PREPARED BY
Cecil D. Branstetter, Attorney, 200 Church Street, 4th Floor, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
J. Davis Builders, Inc.	SAME	MAP 126-15-A
(NAME)	(NAME)	
P.O. Box 58002		PARCELS 5 & 283
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

FIRST HOTEL INVESTMENT CORPORATION

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

J. DAVIS BUILDERS, INC., P. O. Box 58002, Nashville, TN 37205

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 5 and 283 on the Plan of Phase One, Boone Trace at Biltmore, of record in Book 7900, page 667, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lots.

Being part of the same property conveyed to First Hotel Investment Corporation, by deed from Westinghouse Electric Corporation, of record in Book 9320, page 787, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Restrictive covenants of record in Book 9342, page 312, Register's Office for Davidson County, Tennessee, re-recorded in Book 9735, page 931, RODC, TN.

2. The Plan of record in Book 7900, page 667, Register's Office for Davidson County, Tennessee.

This is unimproved (XX) improved ( ) property, known as Lots 5 & 283, Boone Trace, Nashville, TN 37221
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5 day of Jan, 1996.

FIRST HOTEL INVESTMENT CORPORATION

By: Gerald P. Segna

Vice President

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9927 PG 820

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____ _____
Notary Public

1997 01/28 0101 03CHECK 175.50

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____ _____
Notary Public

IDENTIF. + REFERENCE

98 JAN 26 AM 8:55

FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN.

0144186

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

COMMONWEALTH OF
~~STATE OF TENNESSEE~~ } PENNSYLVANIA
County of ALLEGHENY }

Before me, the undersigned authority, a Notary Public in and for the ~~State~~ and County aforesaid, personally appeared Gerald P. Segner, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the Vice President of First Hotel Investment Corporation, the within named bargainor, a corporation (or partnership), and that he, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by him self as such officer (or partner).

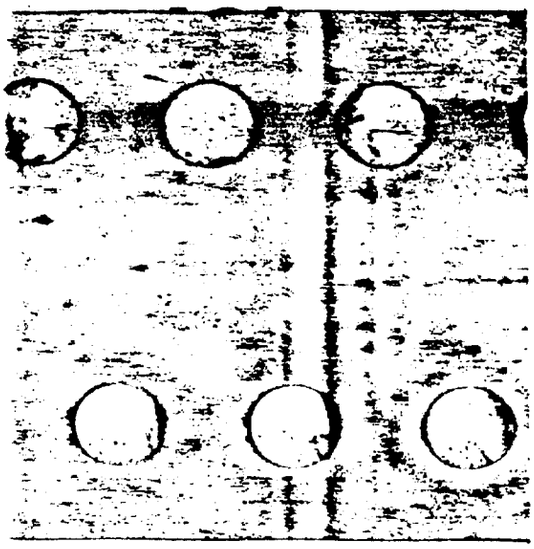
Witness my hand and official seal at office this 5th day of January 1998.

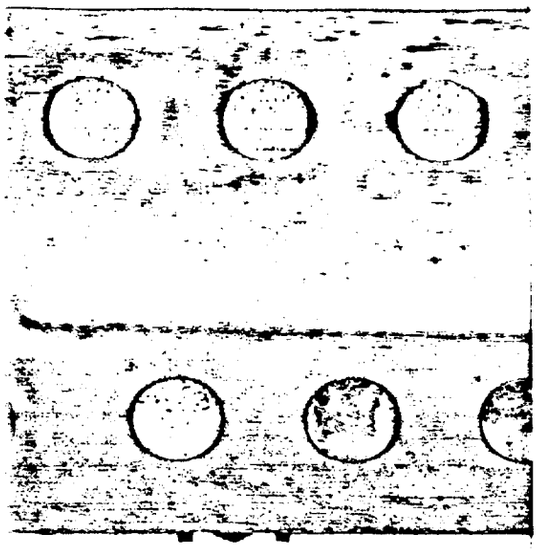
My Commission expires:

Notarial Seal
Mary Ann Kelliher, Notary Public
Pittsburgh, Allegheny County
My Commission Expires Nov. 30, 1997
Member, Pennsylvania Association of Notaries

Mary Ann Kelliher
Notary Public

NOTARY PUBLIC





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9927 PG 821

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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 8.00
TOTAL 175.50
CHECK 175.50

01/26/96 01 08:59 0001 1379

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0144186
IDENTIF. ↑ REFERENCE

96 JAN 26 AM 8:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 999643