B04 3C

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8965

BOOK 9953 PG 555

96 FEB 21 AM 11:18
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
01522 94

WARRANTY DEED

Name and Address of New Owner:

B. J. Gaddis
B. J. Homebuilders
Kenneth R. Speakman
4061 Brandywine Pointe Blvd.
Old Hickory, Tn 37138

Send Tax Bills To:
New Owner

Street Address of Subject Property:
152 Shute Circle
Old Hickory, TN 37138

Map-Parcel No:
64-3-B-107

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BRANDYWINE POINTE PARTNERS, L.P.,** A Tennessee Limited Partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **B. J. GADDIS, B. J. HOMEBUILDERS AND KENNETH R. SPEAKMAN** hereinafter called **"GRANTEES"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 50, Phase Seven, Section Two, Brandywine Pointe, as of record in Book 7900, page 948, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being part of the same property conveyed to Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, by deed of record in Book 8315, page 759, Register's Office for Davidson County, Tennessee.

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

1. Declaration of Covenants, Conditions and Restrictions of record in Book 9657, page 239, Register's Office for Davidson County, Tennessee.

2. All matters shown on the Plan of Phase Seven, Section Two, Brandywine Pointe as of record in Book 7900, page 948, Reggister's Office for Davidson County, Tennessee.

3. 1996 taxes, a lien but not yet due and payable.

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, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said 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 its hand this 20th day of February, 1996, by its duly authorized partner.

BRANDYWINE POINTE PARTNERS, L.P.,
A Tennessee Limited Partnership

BY: Brandywine Pointe Company,
A Tennessee Corporation,
Its General Partner

BY: G. Keeling Turner II

G. Keeling Turner, II
President

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **G. Keeling Turner II,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the president of Brandywine Pointe Company, a Tennessee corporation, and general partner of Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, the within named bargainor, and that as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of February, 1996.

NOTARY PUBLIC

My commission expires: 11/24/97

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

0022 02/21 0101 03CHECK 205.40

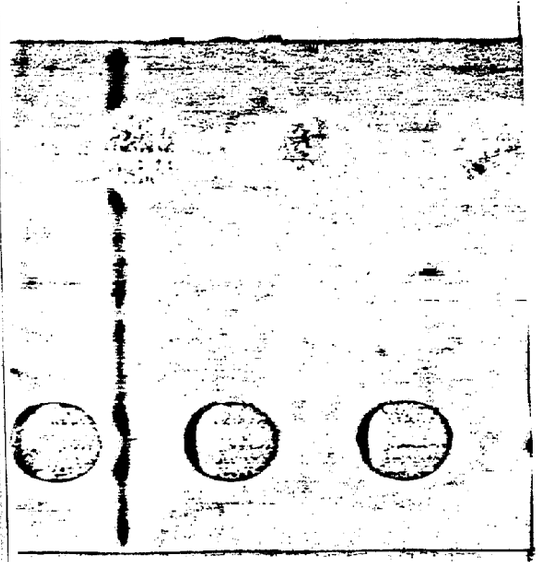
The actual consideration or value whichever is greater, for this transfer $52,000.00.

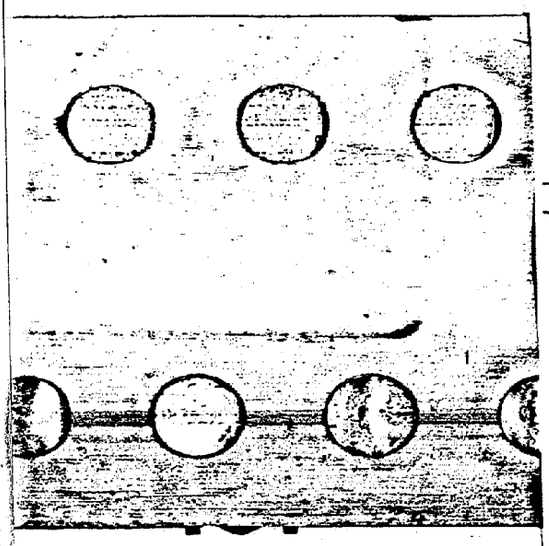
Affiant By: Rita Greatman

Subscribed and sworn to before me, this the 20 day of February, 1996.

NOTARY PUBLIC

My commission expires: 10/22/97





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

RECEIVED OF _____

FOR _____

BOOK 9953 PG 558

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 52000.00
CON TX 192.40
PRFEE 1.00
WDEED 12.00
TOTAL 205.40
CHECK 205.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/21/96 01 11:20 0001 0022

0152294
IDENTIF. & REFERENCE

96 FEB 21 AM 11:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1008196