BOOK 9979 PG 402

This Instrument Prepared By:

Bottorff & Kavin
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
Franklin Construction Co.
1321 Murfreesboro Road, Suite 721
Nashville, TN 37217

SEND TAX BILL:
To Owner

MORTGAGEE:
TransFinancial Bank
806 W. Lokey Avenue
Murfreesboro, TN 37129

MAP AND PARCEL:
MAP 172
GROUP 03.0-B
PARCEL 006.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Richter Dial Builders Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Franklin Construction Co., hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of the Woodlands, Phase II, of record in Plat Book 6900, page 635, Register's Office, Davidson County, Tennessee.

Being a part of 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 5333 Windypine Dr., Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Franklin Construction Co., its successors and assigns, forever; and Richter Dial Builders Inc. does covenant with the said Grantee 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 it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand of a duly authorized officer this the 21st day of February, 1996.

Richter Dial Builders, Inc.

By: _____
R. Douglas Richter, Secretary

0160244
IDENTIF. ↑ REFERENCE

96 MAR 14 PM 2:10
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named R. Douglas Richter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Secretary of Richter Dial Builders, Inc. and that as such Secretary he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 21st day of February, 1996.

M L Hutchinson
NOTARY PUBLIC

My Commission Expires: 9/28/97

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 30,000.00.

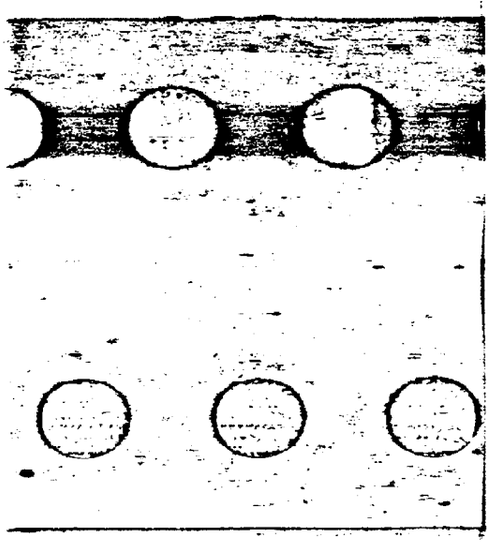
R. Douglas Richter
AFFIANT

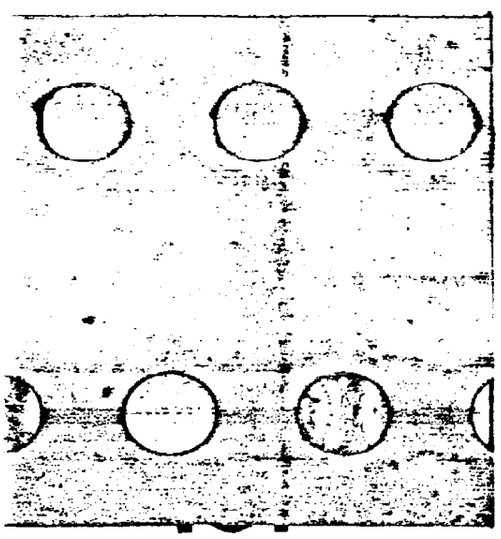
Subscribed and sworn to before me this 21st day of February, 1996.

Patricia Boyd
NOTARY PUBLIC

My Commission Expires: 1-29-2000

3566 03/14 0101 03CHECK 120.00





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

RECEIVED OF _____

FOR _____

BOOK 9979 PG 404

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 8.00
TOTAL 120.00
CHECK 120.00

03/14/96 01 14:13 0001 8566

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0160244
IDENTIF. # REFERENCE

96 MAR 14 PM 2:10

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

No. 1016634