THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

10019-988

FILE BOX 45

WARRANTY DEED

Name and Address of New Owner:
Frank Batson Quality Homes, Inc.

120 Donelson Pike
Nashville, TN 37214

Send Tax Bills To:
New Owner

Street Address of Subject Property:
213 Hidden Court
Old Hickory, TN 37138

Map-Parcel No:
64-3-A-28

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 **FRANK BATSON QUALITY HOMES, INC., hereina**fter called "GRANTEES" **their h**eris and assigns, a certain tract or pracel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 11 Phase Two-A, of Brandywine Pointe, as of record in Book 7900, page 351, 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 8544, page 818, as amended in Book 8671, page 484, Register's Office for Davidson County, Tennessee.

2. All matters shown on the Plan of Phase Two-A, Brandywine Pointe, as of record in Book 7900, page 351, Register'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 17th day of April, 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
President

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

BOOK 10019 PG 990

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 17th day of April, 1996.

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TE OF TENNESSEE]

COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer $45.000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of April, 1996.

NOTARY PUBLIC

My commission expires:

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

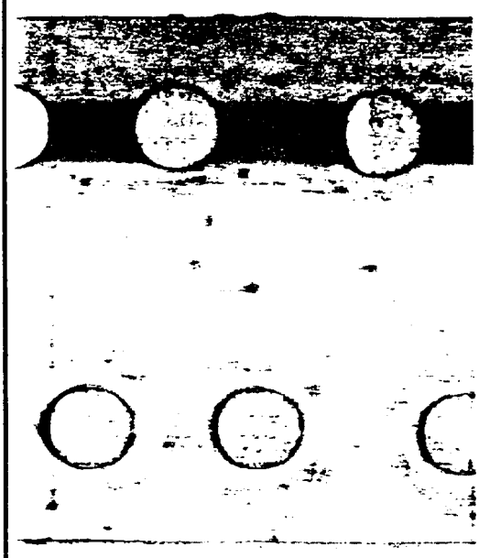
0172718

ENTS & REFERENCE

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



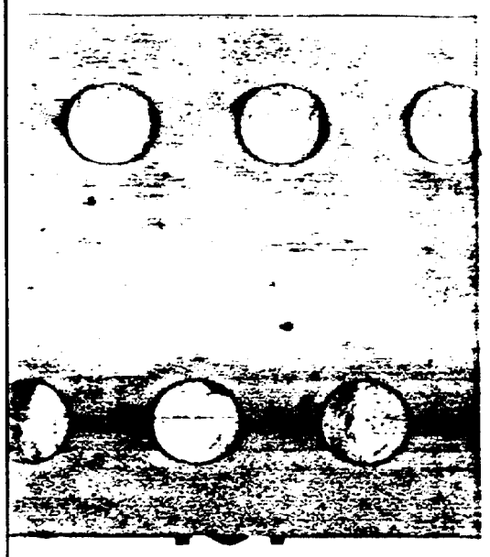
RECEIVED OF _____

FOR _____

BOOK 10019 PG 991

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MT	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



[illegible] 0.00
[illegible] 139.50
[illegible] 1.00
[illegible] 13.00
[illegible] 139.50
[illegible] 139.50
[illegible] 0 13[illegible] 300 1973

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01727118
IDENTIF. ↑ REFERENCE

95 APR 18 PM 1:42

[illegible]
DAVIDSON COUNTY, TN

No. 1029915