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

Item 30145

WARRANTY DEED

10019-995

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: **Brandywine Pointe Boulevard** **Old Hickory, TN 37138**	**Map-Parcel No:** **64-3-A-16**

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** heris and assigns, a certain tract or pracel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 153 Phase Two-B, of Brandywine Pointe, as of record in Book 9700, page 104, 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 9976, page 123, Register's Office for Davidson County, Tennessee.

2. All matters shown on the Plan of Phase Two-B, Brandywine Pointe, as of record in Book 9700 page 104, 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]

10019-997

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 ____ 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 $50,000.00.

Affiant

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

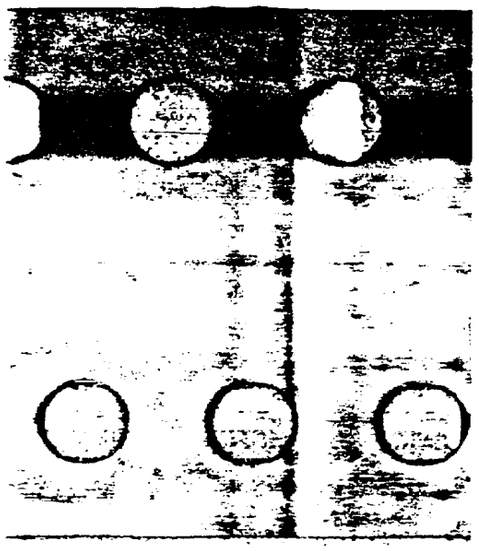
NOTARY PUBLIC

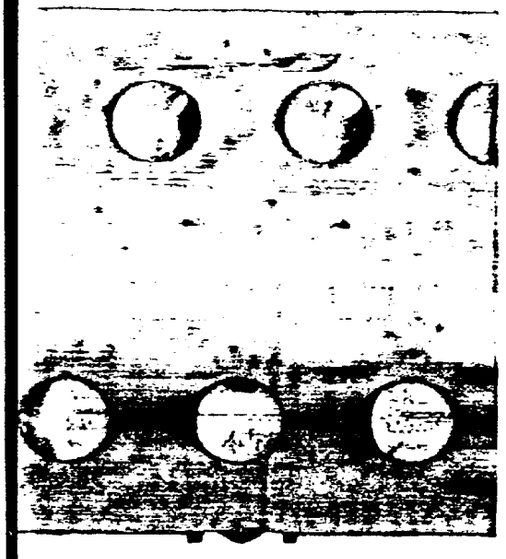
My commission expires: ____

ZAN NOTARY PUBLIC AT LARGE NTY, TENN.

0172720

IDENTIFICATION REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10019 PG 998

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

DEED 300.00
DEED TX 135.00
PRFEE 1.00
MTGEE 12.00
TOTAL 193.00
CHECK 193.00

13:44 0001 1975

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

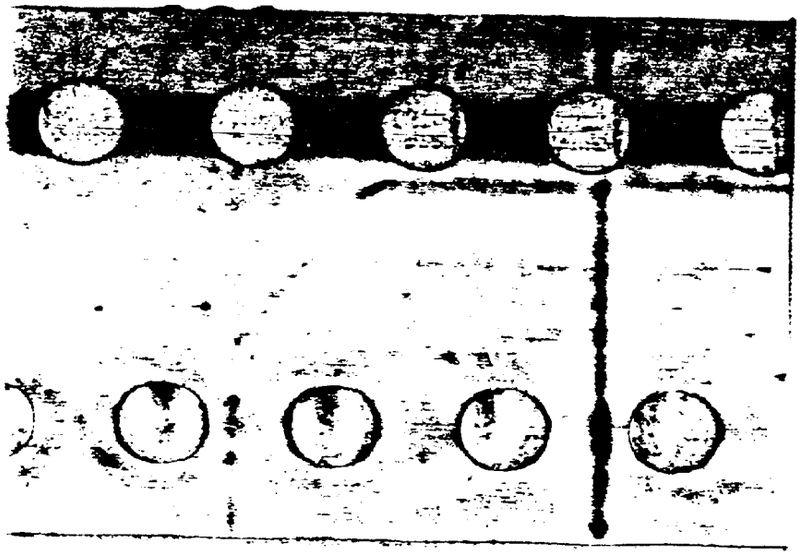
0172720
IDENTIF. ↑ REFERENCE

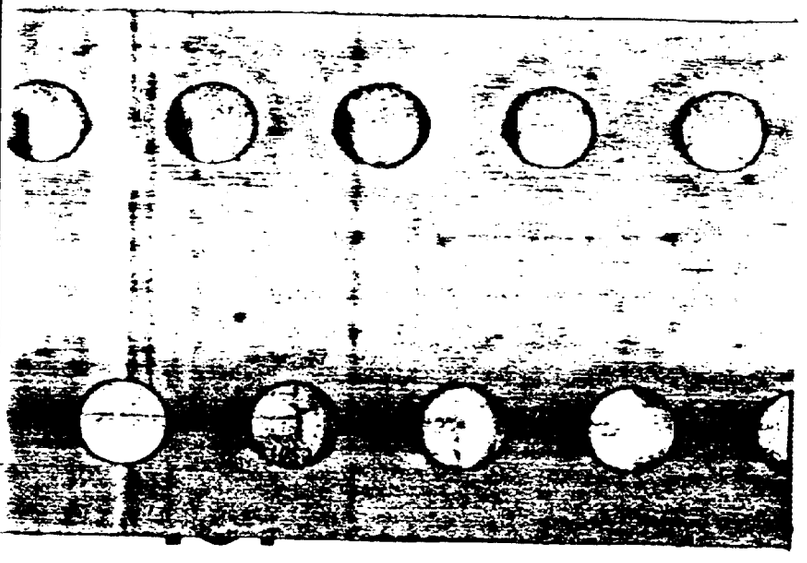
95 APR 18 PM 1:44

REGISTER
DAVIDSON COUNTY, TN.

No. 1029917

4.18.96





Void

BOOK 10019 PG 999