0173231

IDENTIFICATION REFERENCE

96 APR 19 PM 2:22

This instrument prepared by:
Glenn G. Dukes, Jr.
Dodson, Parker & Behm
400 Realtors Building
306 Gay Street
P. O. Box 198806
Nashville, TN 37219-8806
(615) 254-2291

BK 10021 PG 351

SPECIAL WARRANTY DEED

ADDRESSES OF NEW OWNERS	SEND TAX BILL TO:	MAP PARCEL NO.
Frank Batson Homes, Inc. 120 Donelson Pike Suite 101 Nashville, Tn. 37214	Same	97 100 & 138

PICK-UP

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, and other good and valuable considerations, The Peninsula, a Tennessee General Partnership, has this day bargained and sold and does hereby transfer and convey unto Frank Batson Homes, Inc., its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 86 on the Plan of First Revision of The Peninsula, a Planned Residential Development, of record in Book 9700, page 8, Davidson County Register's Office to which plat reference is hereby made for a more complete description.

Being the same property conveyed to The Peninsula, a Tennessee General Partnership, by quitclaim deed from Jerry Butler Construction, Inc. of record in Book 9533, page 234, Register's Office, Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $28,000.00.

Subscribed and sworn to before me this the 15th day of April, 1996.

Affiant

Notary Public

My Commission Expires: 11/22/97

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Frank Batson Homes, Inc. (hereinafter sometimes "Transferee"), its successors, heirs and assigns, forever.

I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. I further covenant and bind my heirs and representatives to warrant and forever defend the title to said real estate to the said Transferee, their successors, heirs and assigns against the lawful claims of all persons that arose during the Grantor's tenure.

WITNESS my hand this the 15th day of April, 1996.

The Peninsula, a Tennessee General Partnership

By: Dukes & Co., Partner

By: _____
Glenn G. Dukes,
President

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this the 15th day of April, 1996, before me personally appeared Glenn G. Dukes, personally known to me, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

WITNESS my hand, at office, this the 15th day of April, 1996.

Lixi Ann Walk
Notary Public

My Commission Expires:

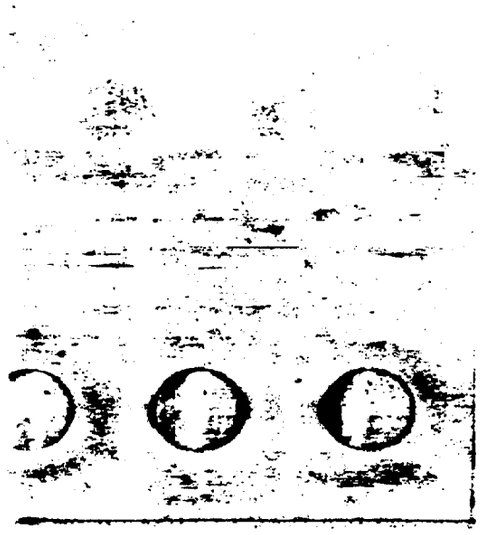
11/22/97

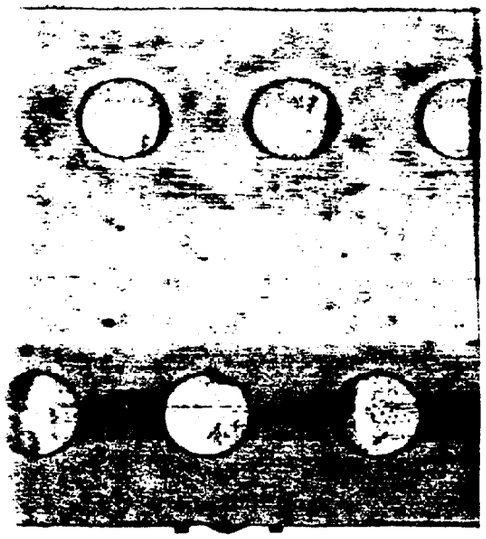
LISA LYN POELK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 10021 PG 353

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

CONT	28000.00
CON TX	103.60
PRFEE	1.00
MTGE	3.00
TOTAL	112.60
CHECK	112.60

[illegible] 1/1035 0002 2513

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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96 APR 19 PM 2:22

REGISTER
DAVIDSON CO., TENN.

No. 1030450