BOX 60

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 10082 PG 107

ADDRESS NEW OWNER:
T. & E. Land Development LLC
1500 Clinton Street
Nashville TN 37203

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP
PARCEL
SEE EXHIBIT "A"

WARRANTY DEED

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, Harold Reeves, Trustee, with full power to mortgage, sell and convey without the joinder of any beneficiary, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto T. & E. Land Development LLC, 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:

TRACT I:
BEING Lot No. 110, on the Plan of Resubdivision of Zone Lot Division of Lot 110, Section Six, Patio Villa, of record in Plat Book 6050, Page 326, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

TRACT II:
BEING Lots Nos. 121 A&B, 122 A&B, 123 A&B, 129 A&B, 130 A&B, 135 A&B, 136 A&B, 137 A&B, 138 A&B, 139 A&B, 140 A&B, and 141 A&B on the Zone Lot Division of Section Six, Patio Village, of record in Plat Book 6250, Page 570, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a part of the same property conveyed to Harold Reeves, Trustee, with full power to mortgage, sell and convey without the joinder of any beneficiary, by deed from Buford Dorris Waggoner, Sr., Executor of the Estate of Edna Lee Waggoner, of record in Book 6468, Page 180, Register's Office for Davidson County, Tennessee.

TRACT III:
BEING Lots Nos. 131 A&B on the Zone Lot Division of Section Six, Patio Village, of record in Plat Book 6250, Page 570, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Harold Reeves Trustee, with full power to mortgage, sell and convey without the joinder of any beneficiary, by deed from J. O. Jones and wife, Mary W. Jones, of record in Book 7623, Page 436, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deeds of record.

This conveyance is subject to restrictions of record in Book 6555, Page 576, and such easements and setback lines of record in Plat Book 6250, Pages 570-571 and Plat Book 6050, Page 326, said Register's Office. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 7748, Pages 436 and 488, said Register's Office.

Taxes for 1996 have been pro-rated and assumed by Grantee(s).

This is unimproved property known as 14 Lots, Patio Villa, Section 6, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said T. & E. Land Development LLC, its successors and assigns, forever; and Harold Reeves, Trustee, does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and does further covenant and bind himself, his successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 my hand this the 6th day of June, 1996.

Harold Reeves Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Harold Reeves Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 6th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 175,000.00.

AFFIANT

Subscribed and sworn to before me this 6th day of June, 1996.

NOTARY PUBLIC
My Commission Expires: 3/22/9

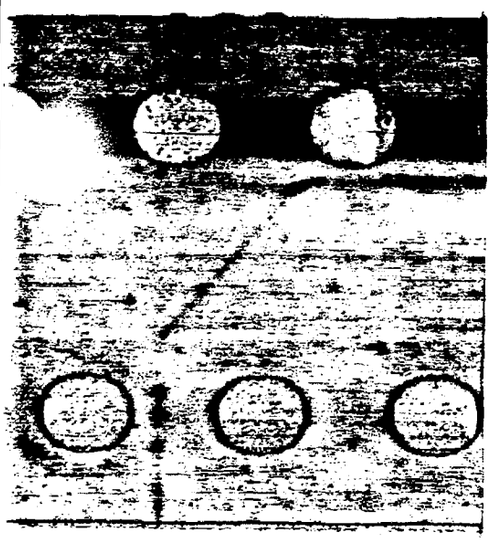
0191291
IDENTIF. & REFERENCE

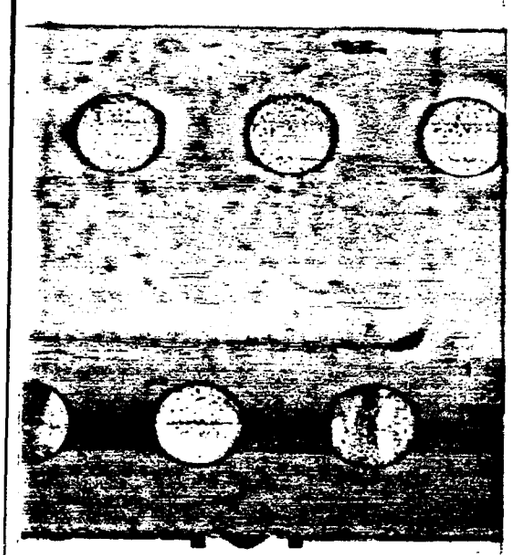
96 JUN 10 PM 4:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT "A"

Lot 110	Map 108-4	Par. 168
Lot 121A	Map 108-4	Par. 165
Lot 121B	Map 108-4	Par. 171
Lot 122A	Map 108-4	Par. 164
Lot 122B	Map 108-4	Par. 170
Lot 123A	Map 108-4	Par. 163
Lot 123B	Map 108-4	Par. 169
Lot 129A	Map 108-3	Par. 139
Lot 129B	Map 108-3	Par. 187
Lot 130A	Map 108-3	Par. 138
Lot 130B	Map 108-3	Par. 186
Lot 131A	Map 108-3	Par. 137
Lot 131B	Map 108-3	Par. 185
Lot 135A	Map 108-3	Par. 133
Lot 135B	Map 108-3	Par. 181
Lot 136A	Map 108-3	Par. 132
Lot 136B	Map 108-3	Par. 180
Lot 137A	Map 108-3	Par. 131
Lot 137B	Map 108-3	Par. 179
Lot 138A	Map 108-3	Par. 130
Lot 138B	Map 108-3	Par. 178
Lot 139A	Map 108-3	Par. 129
Lot 139B	Map 108-3	Par. 177
Lot 140A	Map 108-3	Par. 128
Lot 140B	Map 108-3	Par. 176
Lot 141A	Map 108-3	Par. 127
Lot 141B	Map 108-3	Par. 175

1909 06/10 0101 03CHECK 660-50





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

RECEIVED OF _____

FOR _____

BOOK 10082 PG 110

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 175000.00
				CON TX 647.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 660.50
				CHECK 660.50
			06/10/96 01	16:25 0001 1909

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0191291 IDENTIF. & REFERENCE

96 JUN 10 PM 4:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1049750