Box 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North

Nashville, TN 37219

BOOK 10118 PG 844

WARRANTY DEED

Name and Address of New Owner:
Brandywine Pointe Partners
3017 Poston Avenue
Nashville, TN 37203

Send Tax Bills To:
Brandywine Pointe Partners
3017 Poston Avenue
Nashville, TN 37203

Street Address of Subject Property: **Map Parcel:**
1168 Safety Harbor Cove **64-3-B-113**
Old Hickory, Tn 37138

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, **GERALD A. HORNBECK AND WIFE, MARY ANN HORNBECK, "GRANTORS"** have bargained and sold, and by these presents do transfer and convey unto **BRANDYWINE POINTE PARTNERS, L. P., a Tennessee Limited Partnership, "GRANTEE"**, its successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 191 on the Plan of Brandywine Pointe, Phase Six, Section Two, as of record in Book 7900, page 947, Register's Office for Davidson County,Tennessee, to which plat reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Gerald A. Hornbeck and wife, Mary Ann Hornbeck, by deed from Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, as of record in Book 9704, page 569, 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 as of record in Book 9657, page 242, Register's Office for Davidson County, Tennessee.

2. All matters shown on the recorded plat of Phase Six, Section Two, Brandywine Pointe, as of record in Book 7900, page 947, 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 our hands this 10th day of July, 1996.

Gerald A. Hornbeck

Mary Ann Hornbeck

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Gerald A. Hornbeck and wife, Mary Ann Hornbeck, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 10th day of July, 1996.

Notary Public

My commission expires:

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $72,250.00.

Affiant

Subscribed and sworn to before me, this the 10th day of July, 1996.

NOTARY PUBLIC
My commission expires:_____

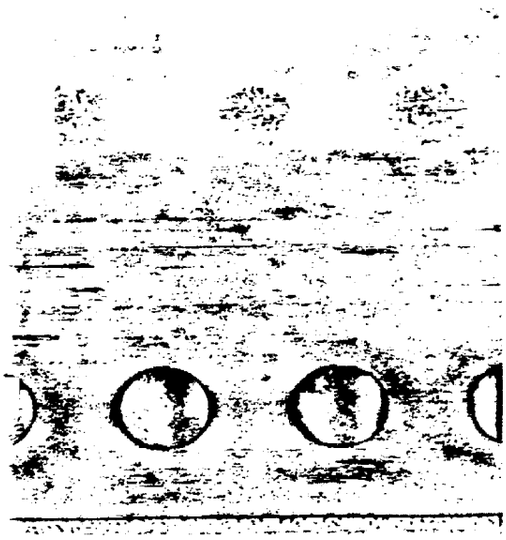
DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

96 JUL 11 PM 3:47

0202815

IDENTIFICATION REFERENCE



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

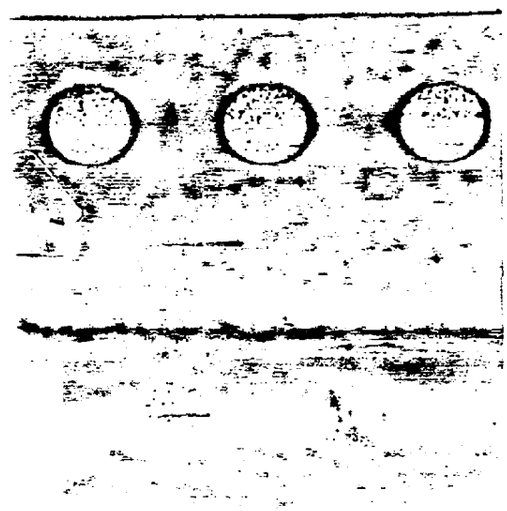
RECEIVED OF _____

FOR _____

BOOK 10118 PG 846

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	72250.00
CON TX	267.33
PRFEE	1.00
WDEED	8.00
TOTAL	276.33
CHECK	276.33

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02028 15
IDENTIF. ↑ REFERENCE

96 JUL 11 PM 3:48

REGISTER
DAVIDSON CO. TN.

No. 1062087