BOOK 10162 PG 58

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

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

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 Lots No. 59 and 60 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 $56,000.00.

Subscribed and sworn to before me this the 19th day of August, 1996.

Affiant

Notary Public

My Commission Expires: 11/28/98

LISA L GILLIORE NOTARY PUBLIC AT LARGE DAVIDSON

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 7th day of August, 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 7th day of August, 1996, before me personally appeared Glenn G. Dukes, President of Dukes & Co., 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 7th day of August, 1996.

_____
Notary Public

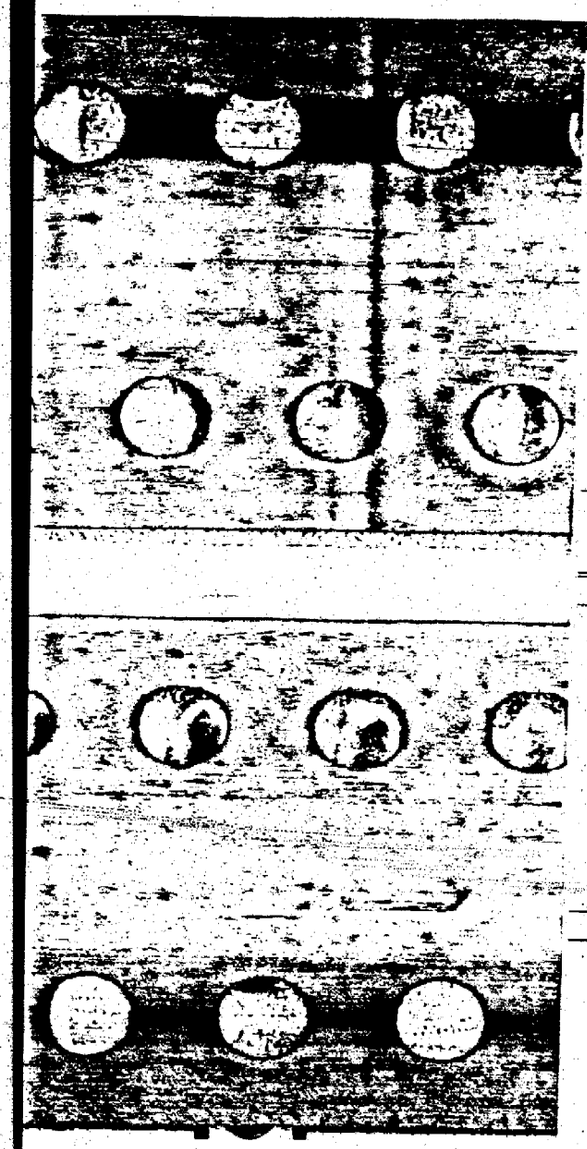
DEBORAH L. BUFORD NOTARY AT LARGE DAVIDSON CO. TENN.
My Commission Expires 7/25/98

My Commission Expires:

7-25-98

RECEIVED FOR REFERENCE
02/6398
96 AUG 20 PM 2:24
DAVIDSON COUNTY, TN.

9017 08/20 0101 03CHECK 216.20



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

RECEIVED OF _____

FOR _____

BOOK 10162 PG 60

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	56000.00
			CON TX	207.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	216.20
			CHECK	216.20

08/20/96 01 14:25 0001 9017

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0216398
IDENTIF. # REFERENCE

96 AUG 20 PM 2:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1021580