Box 36

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

BOOK 10166 PG 317

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Hillsboro Homes, a TN general partnership 4500 Hazeth Hills Nashville TN 37215	SAME	117-13-0B-014.00CO

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $128,000.00.

AFFIANT

Sworn to and subscribed before me this 21 day of August, 1996.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC AT LARGE
Douglas A. Bass
My Commission Expires
January 24, 1998
State of Tennessee

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, CONSTANCE V. GRIMSBY, unmarried, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto HILLSBORO HOMES, a Tennessee general partnership, hereinafter called the "GRANTEE", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 403 on the plan of Phase One of Abbottsford a Planned Unit Development, of record in Book 6250, pages 419, 420 and 421, and as amended in Book 6771, page 683, and further corrected by Surveyor's Certificate of Correction of record in Book 6800, page 164, Register's Office for said County.

SAID Lot No. 403 fronts 53.47 feet on the southerly margin of Hyde Park and extends back 105.07 feet on the easterly line and 98.00 feet on the westerly line to a dead line in the rear, along the northerly margin of a service drive, measuring 91.36 feet thereon.

BEING the same property conveyed to F. Norman Grimsby and wife, Constance V. Grimsby, by Warranty Deed from Sue Thompson Fort and husband, Duncan M. Fort, Jr. of record in Book 6793, page 979, Register's Office for Davidson County, Tennessee. The said F. Norman Grimsby having since died leaving the subject property vested solely in Constance V. Grimsby.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, it's successors and assigns, forever;

AND GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1996, a lien but not yet due and payable. Map and Parcel 117-13-0B-014.00CO.

2. Declaration of Covenants, Conditions and Restrictions of record in Book 6478, page 177; Book 6530, page 242; Book 6537, page 303; as amended and restated in Book 8106, page 1, Register's Office for Davidson County, Tennessee. Said By-Laws were amended and restated in Book 8106, page 22, as amended in Book 8627, page 254 and Book 9381, page 876, said Register's Office.

3. All matters appearing on the Plan of Phase One of Abbottsford A Planned Unit Development of record in Plat Book 6250, pages 419, 420 and 421, and as amended in Book 6771, page 683, and further corrected by Surveyor's Certificate of Correction of record in Book 6800, page 164, Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record in Book 6555, page 328, said Register's Office.

AND GRANTOR DOES FURTHER covenant and bind herself, her heirs 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.

This unimproved property is known as Lot 403 Hyde Park, Nashville, Tennessee.

WITNESS my hand this 21 day of August, 1996 in Franklin, Tennessee.

Constance V. Grimsby
by Krista G. Ritter, Attorney-in-fac

CONSTANCE V. GRIMSBY by Krista G. Ritter, her attorney-in-fact

0217732
IDENTIF. & REFERENCE

96 AUG 23 PM 3:08
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF Williamson

On this 21 day of August, 1996, before me personally appeared Krista G. Ritter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Constance V. Grimsby, and who acknowledged that she executed the same as the free act and deed of said Constance V. Grimsby by virtue of the Power of Attorney, duly executed by the said Constance V. Grimsby and appearing of record in Book _____, page _____, of the Register's Office for Davidson County, Tennessee.

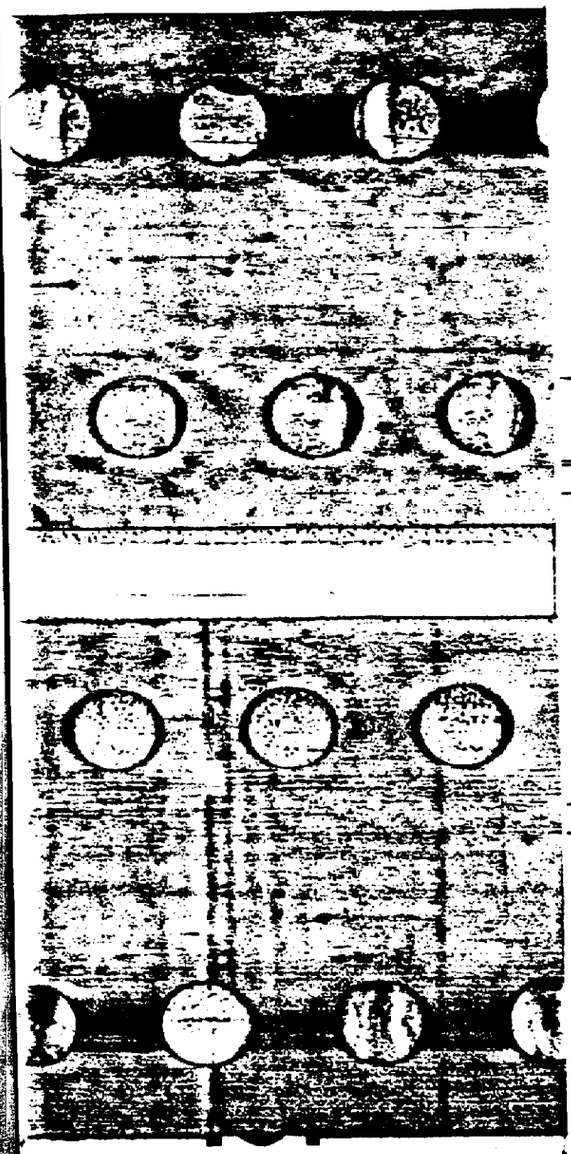
Witness my hand this 21 day of August, 1996 in Franklin, Tennessee.

Notary Public

BRENDA FRANKS HALE
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires: 4-1-97

0413 08/23 04:01 03CHECK 482.00



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

RECEIVED OF _____

FOR _____

BOOK 10166 PG 319

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 128000.00
CON TX 473.60
PRFEE 1.00
WDEED 8.00
TOTAL 482.60
CHECK 482.60

08/23/96 01 15:14 0001 0413

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0217732
IDENTIF. & REFERENCE

96 AUG 23 PM 3:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1022710