BOOK 10308 PG 484

FILE BOX 45

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

WARRANTY DEED

Name and Address of New Owner:
Frank Batson Quality Homes, Inc.

Send Tax Bills To:
New Owner
120 Donelson Pike
Nashville, TN 37214

Street Address of Subject Property:
Rachel Way
Old Hickory, Tn 37138

Map-Parcel No:
64-3-A-119

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, **BRANDYWINE POINTE PARTNERS, L.P.,** A Tennessee Limited Partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **FRANK BATSON QUALITY HOMES, INC.,** hereinafter called "GRANTEE" their heirs and assigns, a certain tract or pracel of land in Davidson County, State of Tennessee, described as follows:

> Being Lots Nos. 128 Phase Ten, Section Three Brandywine Pointe, as of record in Book 9700, page 280, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.
>
> Being part of the same property conveyed to Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, by deed of record in Book 8315, page 759, 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 of record in Book 10257, page 199, Register's Office for Davidson County, Tennessee.

2. All matters shown on the Plan of Phase Ten Section Three, Brandywine Pointe, as of record in Book 9700 page 280, Register's Office for Davidson County, Tennessee.

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, its successors 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, its successors 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 its hand this 27th day of December, 1996, by its duly authorized partner.

BRANDYWINE POINTE PARTNERS, L.P.,
A Tennessee Limited Partnership

BY: Brandywine Pointe Company,
A Tennessee Corporation,
Its General Partner

BY: G. Keeling Turner, II
G. Keeling Turner, II
President

96 DEC 31 PM 2:10
FELIX Z. BRUSSELLE REGISTER
DAVIDSON COUNTY, TN.

0260418
IDENTIF. A REFERENCE

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **G. Keeling Turner II,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the president of Brandywine Pointe Company, a Tennessee corporation, and general partner of Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, the within named bargainor, and that as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of December, 1996.

Notary Public

My commission expires:

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer $62,000.00.

Affiant

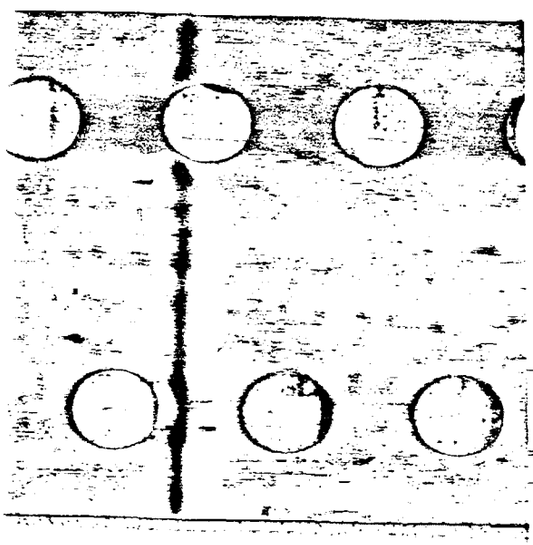
Subscribed and sworn to before me, this the 27th day of December, 1996.

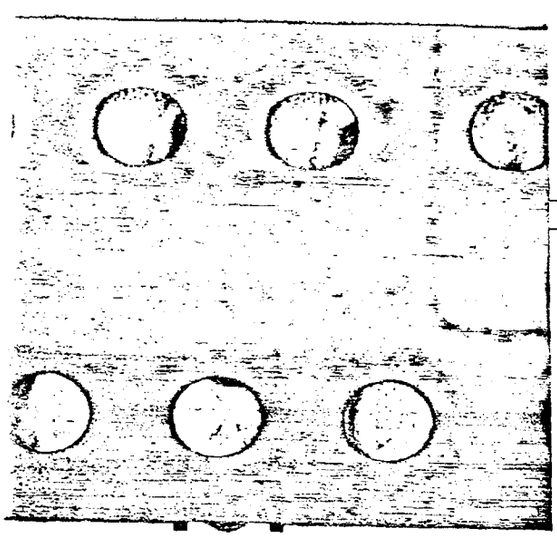
NOTARY PUBLIC

My commission expires: 1-20-99

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0845 12/31 0101 03CHECK 242.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10306 PG 487

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 62000.00
				CON TX 229.40
				PRFEE 1.00
				WDEED 12.00
				TOTAL 242.40
				CHECK 242.40
12/31/96	01			14:13 0001 0845

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260418 IDENTIF. & REFERENCE

96 DEC 31 PM 2:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 110339