10318

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 10318 PG 302

WARRANTY DEED

Name and Address of New Owner:

Zaring Homes, Inc.
750 Old Hickory Blvd.
Brentwood, Tn 37027

Send Tax Bills To:

New Owner

Street Address of Subject Property:

(Unimproved Property)

Map-Parcel No:
64-3-A-96 Lt.97
64-3-A-100 Lt.125
64-3-A-99 Lt.126
64-3-A-101 Lt.309
*See Below

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 **ZARING HOMES, INC.,** hereinafter called **"GRANTEE"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 97, 125, 126, 309, 179, 180, 181, 182, 183, 184 and 185 Phase Eleven, Section Two, Brandywine Pointe as of record in Book 9700, page 241, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

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.

Map Parcel No.
64-3-A-108 Lt. 179
64-3-A-107 Lt. 180
16-3-A-106 Lt. 181
64-3-A-105 Lt. 182
64-3-A-104 Lt. 183
64-3-A-103 Lt. 184
64-3-A-102 Lt. 185

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 10194, Page 767, Register's Office for Davidson County, Tennessee.

2. All matters shown on the Final Plat of Brandywine Pointe, Phase Eleven, Section Two, (a Planned Unit Development) as of recod in Book 9700, Page 241, 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 GRANTEE 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 10th day of January, 1997, 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
President

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 10th day of January, 1997.

NOTARY PUBLIC

My commission expires: [illegible]

NOTARY PUBLIC AT LARGE David B. Herbert My Commission Expires May 24, 1997 STATE OF TENNESSEE

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $573,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of January, 1997.

NOTARY PUBLIC

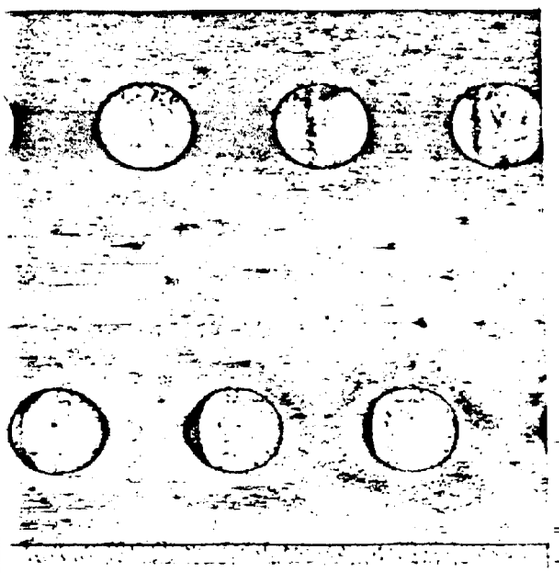
My commission expires:

NOTARY PUBLIC AT LARGE David B. Herbert My Commission Expires May 24, 1997 STATE OF TENNESSEE

02637774 IDENTIFICATION REFERENCE

97 JAN 13 PM 4:01 DAVIDSON COUNTY, TN.

4408 01/13 0101 03CHECK 2133.10



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

RECEIVED OF _____

FOR _____

BOOK 10318 PG 305

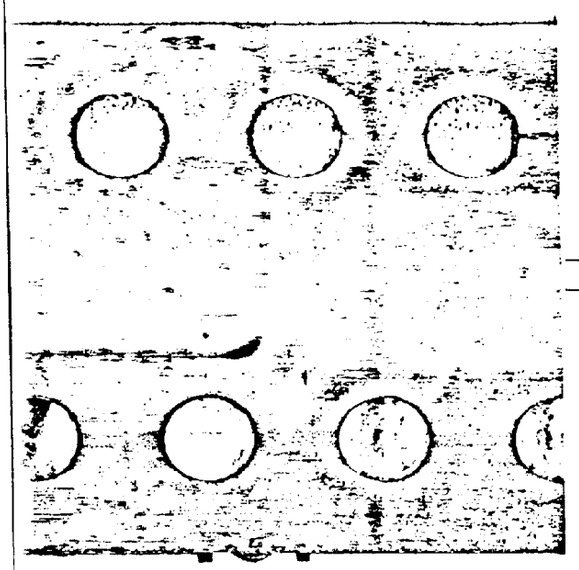
CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	573000.00
CON TX	2120.10
PRFEE	1.00
WDEED	12.00
TOTAL	2133.10
CHECK	2133.10

01/13/97 01 16:03 0001 4408

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0263774
IDENTIF. # REFERENCE

97 JAN 13 PM 4:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1106921