This Instrument Prepared By:
Glenn G. Dukes, Jr.
5115 Maryland Way, Suite 305
Brentwood, TN 37027
(615) 377-0739

BOOK 10322 PG 78

SPECIAL WARRANTY DEED

ADDRESSES OF NEW OWNERS	SEND TAX BILL TO:	MAP PARCEL NO:
Frank Batson Homes, Inc.	Same	97-16A
120 Donelson Pike		16 & 7
Suite 101		
Nashville, TN 37214		

For and in consideration of the sum of Ten ($10.00) Dollars and No Cents, 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 Nos. 61 & 62 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 $58,000.00

Subscribed and sworn to before me this the 15th day of January, 1997.

Affiant

Notary Public

My Commission Expires: 11/22/97

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 called the "Transferee"), its successors, heirs and assigns, forever.

[THIS SPACE HAS BEEN INTENTIONALLY LEFT BLANK]

I covenant that I am lawfully 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 only during the Grantor's tenure and none other.

WITNESS my hand this the 15th day of January, 1997. BOOK 10322 PG 79

The Peninsula, a Tennessee
General partnership

By: Dukes & Co.,
Partner

By: _____
Glenn G. Dukes
President

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this the 15th day of January, 1997, before me personally appeared Glenn G. Dukes, President of Dukes & Co., Partner of The Peninsula, a Tennessee General Partnership, the within named bargainor, personally known to me and who executed the same as his free act and deed foregoing instrument for the purposes contained therein.

WITNESS my hand at office this the 15th day of January, 1997.

_____
Notary Public

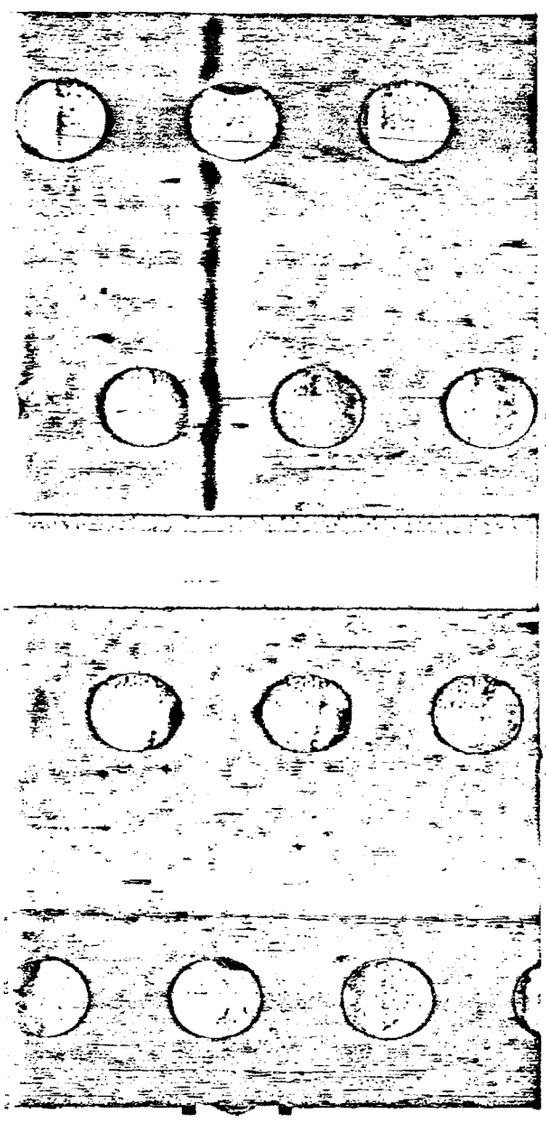
My Commission Expires;
11/22/97

LISA ANN WELK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0264880
IDENTIF. # REFERENCE

97 JAN 16 PM 3:59
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

557 01/16 0101 03CHECK 223.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10322 PG 80

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	58000.00
CON TX	214.60
PRFEE	1.00
WDEED	8.00
TOTAL	223.60
CHECK	223.60

01/16/97 01 16:00 0001 5572

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0264880
IDENTIF. & REFERENCE

97 JAN 16 PM 3:59

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1108072