WARRANTY DEED

BOOK 10343 PG 962

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February 19 97

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: May 16, 1999

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
Claridge Builders Co., LLC (NAME)	Mortgagee: First Union National Bank (NAME)	172-15-A-166.00CO, 172-15-A-178.00CO, 172-15-A-155.00CO
3908 October Woods Drive (ADDRESS)	150 Fourth Avenue North (ADDRESS)	Part of 172-211, 214,215 & 216
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Hurley-Y, L.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claridge Builders Co., LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1
Land in Davidson County, TN, being Lots Nos. 16 and 23 on the Plan of Section Two, Holt Woods, of record in Plat Book 9700, Page 277, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Tract 2
Land in Davidson County, TN, being Lots Nos. 202, 214 and 239 on the Plan of Section Ten, Holt Woods, of record in Plat Book 9700, Pages 281 and 282, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Hurley-Y, L.P., by quitclaim deed from Hurley Rd. Land Co., L.P. (as to a 3/4 interest) of record in Book 9107, Page 321, Register's Office for said County and by quitclaim deed from Fred Yazdian (as to a 1/4 interest) of record in Book 9107, Page 325, Register's Office for said County as to Tract 1; and being part of the same property conveyed to Hurley-Y, L.P. by deeds from Marsha E. Puckett, Tina Beatty, Robbie Jo Smithson and Richard C. Argo of record in Book 9663, Page 895 and in Book 9957, Page 499, said Register's Office and by deeds from Marsha E. Puckett, Tina Beatty and Richard C. Argo of record in Book 9653, Page 898 and in Book 9957, Page 503, said Register's Office as to Tract 2.

Subject to restrictions of record in Book 9570, Page 22, Book 10256, Pages 504 and 506, Book 10258, Page 142; By-Laws in Book 9570, Page 13; Charter in Book 9570, Page 5; all matters shown on the PUD Boundary Addition to Bradford Hills in Book 7900, Page 668, and all matters shown on the Plans of Record.

unimproved (X)
This is improved ( ) property, known as Lote 16, 32, 202, 214 & 239, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand this 12th day of February 19 97

Hurley-Y, L.P.
By: Hurley Rd. Land Co.,
General Partner
By: Paul E. Johnson
Paul E. Johnson,
General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10348 PG 963

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Paul E. Johnson with whom I am personally acquainted and who upon his oath acknowledged himself to be the General Partner of Hurley Rd. Land Co., L.P., a TN limited partnership, the General Partner of Hurley-Y, L.P., a TN limited partnership, the within named bargainor, and that he as such General Partner of Hurley Rd. Land Co., L.P., the general partner of Hurley-Y, L.P., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by the said Paul E. Johnson as such General Partner of Hurley Rd. Land Co., L.P., the General Partner of Hurley-Y, L.P., a TN limited partnership.

Witness my hand and seal at office at Brentwood, Tennessee on the 12th day of February, 1997.

Teresa L. Beard, Notary Public

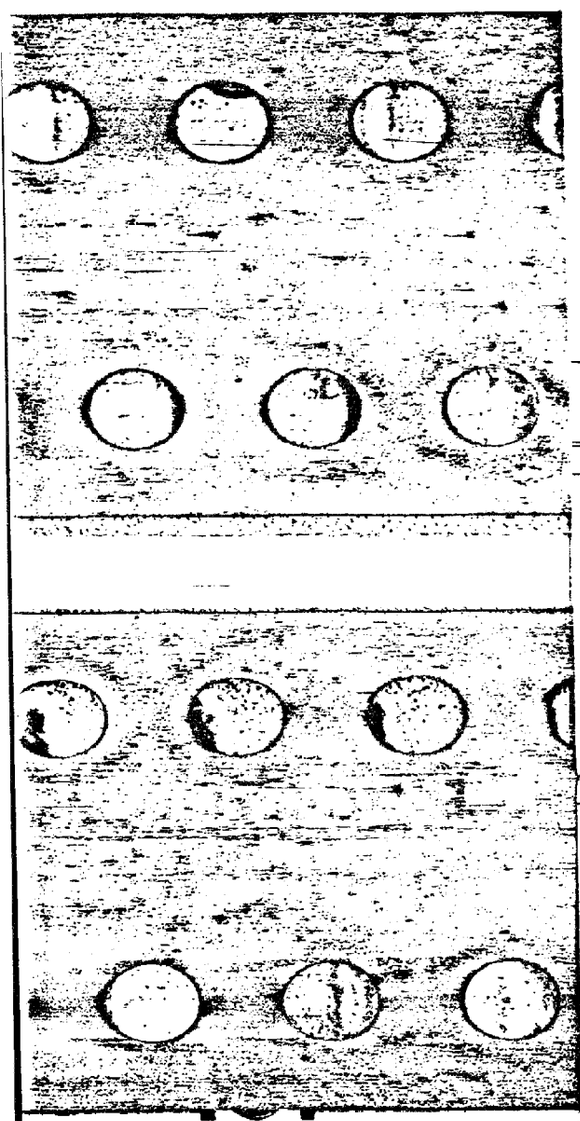
TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.
My Commission Expires 5-16-99

My Commission Expires: 5/16/99

6168 02/13 0101 03CHECK 576.95

02 72877
IDENTIFICATION REFERENCE

97 FEB 13 PM 1:40
FELIX A. [illegible]
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10348 PG 964

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 153500.00
CON TX 567.95
PRFEE 1.00
WDEED 8.00
TOTAL 576.95
CHECK 576.95

02/13/97 01 13:43 0001 6168

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0272877
IDENTIF. & REFERENCE

97 FEB 13 PM 1:40
FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 1116636