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

FILE BOX 45

WARRANTY DEED

BOOK 10349 PG 165

Name and Address of New Owner: **Frank Batson Quality Homes, Inc.**	
Send Tax Bills To: **New Owner**	Frank Batson Quality Homes, Inc. 120 Donelson Pike Nashville, TN 37214
Street Address of Subject Property: **1636 Rachel Way** **Old Hickory, Tennessee 37138**	**Map-Parcel No:** **64-3-A-118**

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 **"GRANTEES"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 129 on the Final Plat of Brandywine Pointe Phase Ten, Section Three, (a Planned Unit Development), as of record in Book 9700, page 280 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.

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 Final Plat of Brandywine Pointe, Phase Ten Section Three (a Planned Unit Development) as of recod in Book 9700 Page 280, Register's Office for Davidson County, Tennessee.

3. 1997 taxes, which have been prorated and and assumed by Grantees.

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 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, 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 its hand this 10th day of February, 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

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 February, 1997.

NOTARY PUBLIC

My commission expires: 1.20.99

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 is $62,000.00.

Affiant

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

NOTARY PUBLIC

My commission expires: 1.20.99

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

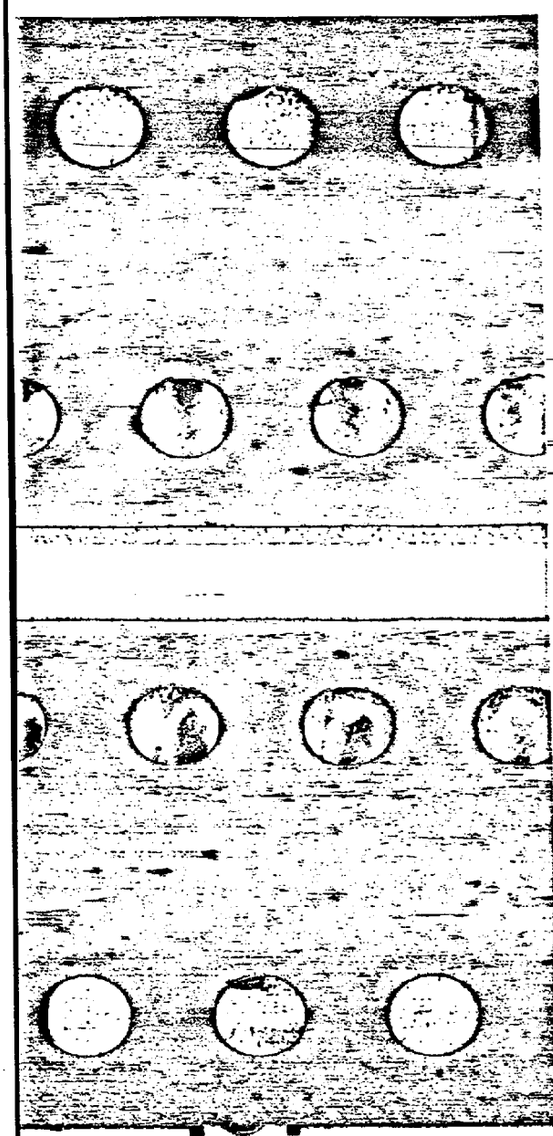
6241 02/13 0101 03CHECK 242.40

97 FEB 13 PM 2:40

DAVIDSON COUNTY, TN.

0272937

IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10349 PG 168

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

02/13/97 01 14:43 0001 6241

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0272937
IDENTIF. # REFERENCE

97 FEB 13 PM 2:40
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1116708