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0283247

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

WARRANTY DEED

Name and Address of New Owner:

South Harpeth Construction Co., Inc.
7421 Birkdale Place
Nashville, Tennessee 37221

Send Tax Bills To:
New Owner

Street Address of Subject Property:	**Map-Parcel No:**
Old Harding Pike	**P/O 142-69 and**
Lots Nos. 105 & 106 Carter's Glen	**142-10-27**
Nashville, Tennessee	

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MAGNOLIA CONSTRUCTION CO., INC.**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **SOUTH HARPETH CONSTRUCTION CO., INC., a Tennessee Corporation,** hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lots Nos. 105 and 106 in Carter's Glen as shown on Plat of record in Plat Book 9700, page 353, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description thereof.
>
> Being a portion of the property conveyed to Magnolia Construction Co., Inc. by deed from Hudson and Bowman Construction Company of record in Book 9976, page 689, Register's Office for Davidson County, Tennessee, and by deed from Frank H. Carter and wife, Delores H. Carter, of record in Book 9976, page 693, in said Register's Office.

The conveyance of the above described parcel of land is subject to the following:

1. 1997 Davidson County taxes which have been prorated between the parties and assumed by the Grantee;

2. All matters shown on the Plan of record in Plat Book 9700, page 353, Register's Office for Davidson County, Tennessee;

3. Declaration of Restrictive Covenants of record in Book 10357, page 732, 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 GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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 successors and assigns, 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 our hands this 14th day of March, 1997.

MAGNOLIA CONSTRUCTION CO., INC.

BY: _____ 0101 03CHECK 231.00
Karl E. Haury, President

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Karl E. Haury, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Magnolia Construction Co., Inc., the within named bargainor, a Tennessee corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such President.

Witness my hand and official seal.

NOTARY PUBLIC AT LARGE Douglas A. Bruce My Commission Expires January 24, 1998 State of Tennessee

_____
Notary Public

My Commission Expires: _____.

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value whichever is greater, for this transfer is $60,000.00.

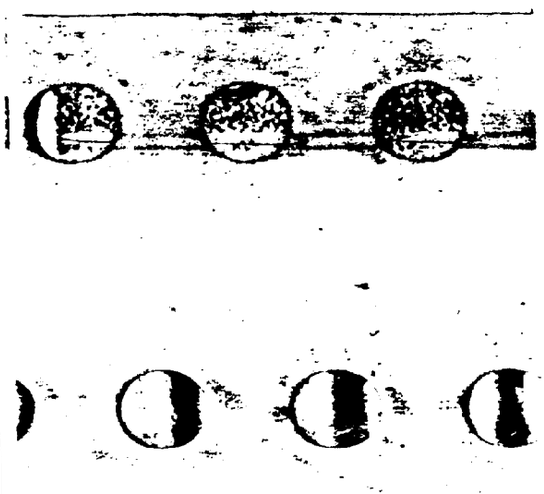
_____
Affiant

Subscribed and sworn to before me, this the 14th day of March, 1997.

NOTARY PUBLIC AT LARGE Douglas A. Bruce My Commission Expires January 24, 1998 State of Tennessee

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.



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

RECEIVED OF _____

FOR _____

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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 60000.00
				CON TX 222.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 231.00
				CHECK 231.00
03/14/97	01			15:59 0001 7348

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0283247
IDENTIF. & REFERENCE

97 MAR 14 PM 3:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1127689