STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $33,000.00.

AFFIANT

Subscribed and sworn to before me, this 17th day of March, 1997.

NOTARY PUBLIC

My commission expires: 5-23-98

This instrument was prepared by: Beck & Beck Attorneys, 4205 Gallatin Road, Nashville, Tennessee 37216

Address of New Owner as follows: Tri County Builders, Inc., 4205 Gallatin Road, Nashville, Tennessee 37216

Send Tax Bills to: Tri County Builders, Inc., 4205 Gallatin Road, Nashville, Tennessee 37216

Map-Parcel Numbers: 61-6 parcel 26

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, **KEVIN L. SHRUM and Wife, JANET A. SHRUM** hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto, **TRI COUNTY BUILDERS, INC.**, hereinafter called the Grantees, their heirs, [successors] and assigns, a two tracts [or parcels] of land in the 12th Civil District of Davidson County, Tennessee, described as follows:

> FIRST TRACT: BEING Lot No. 174 on the Plan of Gra-Mar Acres, not of record, described according to a survey made by Barge-Waggoner, Inc., Engineers, January 10, 1956, as follows:
>
> BEGINNING on the southerly margin of Broadmoor Drive at a point 150 feet west of the northwest corner of Lot No. 151 on the Plan of Gra-Mar Acres, Section 9, as of record in Book 2330, page 64, Register's Office for said County, being the corner of Lots Nos. 174 and 175 on said unrecorded plan; thence with a line between said two lots, south 8 deg. 21' east 168.20 feet to an iron pin; thence north 89 deg. 13' west 182.50 feet; thence north 3 deg. 37' east 30 feet; thence north 3 deg. 20' east 118.76 feet to an iron pin in the southerly margin of Broadmoor Drive; thence with same, eastwardly 150 feet to the beginning.

SECOND TRACT: BEING part of Lot No. 2 on the Plan of the William Bradford Land, as of record in Book 547, page 91, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Broadmoor Drive at an iron pin at the northwest corner of the property conveyed to Kenneth J. Skinner and wife, by deed from Sweeney-Clark Realty Company, of record in Book 2490, page 336, said Register's Office; thence with said Skinner's westerly line South 3 deg. 20' West 118.76 feet to the northeast corner of that part of Lot No. 2 conveyed to Ethel M. Cummins by deed from Frank Legler, Jr., et al., of record in Book 939, page 641, said Register's Office; thence with said Cummin's northerly line westwardly 30 feet to a point; thence northwardly, parallel to said Skinner's westerly line, 118.76 feet, more or less, to the southerly margin of Broadmoor Drive; thence with said Drive, eastwardly 30 feet to the beginning.

BEING the same property conveyed to KEVIN L. SHRUM and Wife, JANET A. SHRUM by deed from ROBERT V. MCNEIL, ET AL of record in Book 9690, page 357, said Register's Office.

TO HAVE AND TO HOLD said tract [parcel] of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs [successors] and assigns, forever; and Grantors does covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out' and Grantors does further covenant and bind themselves, their heirs [successors] and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs [successors] and assigns, against the lawful claims of all persons whomsoever.

The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared strictly by documents provided by the parties involved.

WITNESS our hands this 17th day of March, 1997.

GRANTOR, KEVIN L. SHRUM

KEVIN L. SHRUM

GRANTOR, JANET A. SHRUM

JANET A. SHRUM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **KEVIN L. SHRUM and Wife, JANET A. SHRUM**, the within named bargainors, with whim I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office in Davidson County, Tennessee, this 17th day of March, 1997.

NOTARY PUBLIC

My Commission Expires: 5-23-98

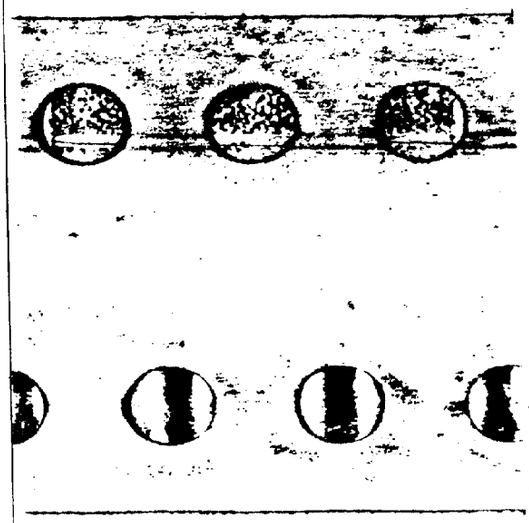
PICK-UP

97 MAR 17 AM 9:33
FILED & RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

7452 03/17 0101 03CHECK 131.10

IDENTIF. & REFERENCE

0283337



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

RECEIVED OF _____

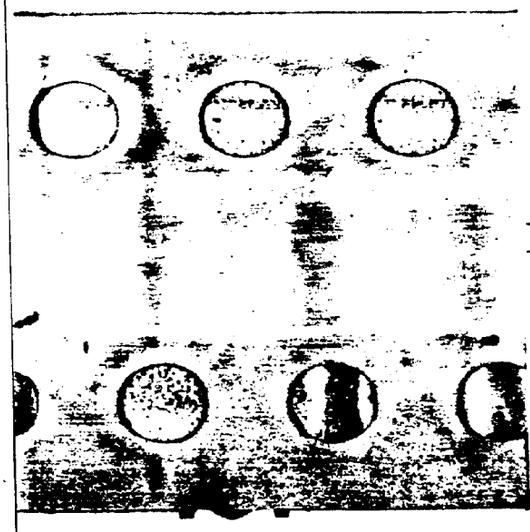
FOR _____

BOOK 10381 PG 420

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	33000.00
			CON TX	122.10
			PRFEE	1.00
			WDEED	8.00
			TOTAL	131.10
			CHECK	131.10
03/17/97	01		09:32 0001	7452

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0283337
IDENTIF. # REFERENCE

97 MAR 17 AM 9:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1127789