FILE BOX 45

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 6879

MAP/GROUP/PARCEL
064-03-0-C/033.00 CO

NEW OWNER'S NAME AND ADDRESS:
Larry Powell Builders, Inc.

BOOK 10780 PG 30

PROPERTY ADDRESS:
Lot No: 204, Brandywine Pointe
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Charles T. Wheeler, a single man, hereinafter called Grantor, do hereby transfer and convey unto Larry Powell Builders, Inc., a Tennessee Corporation, its heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 204 on the Final Plat of Phase Four, Section One, Brandywine Pointe, of record in Plat Book 7900, Pages 550 and 551, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to grantor herein by deed of record in Book 10388, Page 873, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Charles T. Wheeler

0396653
IDENTIF. ↑ REFERENCE

'93 FEB -3 PM 1:15
REGISTER
DAVIDSON CO. TN.

19

9060 02/03 0101 03CHECK 1070.

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Charles T. Wheeler, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as his free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 2nd day of February, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
4-15-2000

JAMES ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

BOOK 10780 PG 31

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $287000.00.

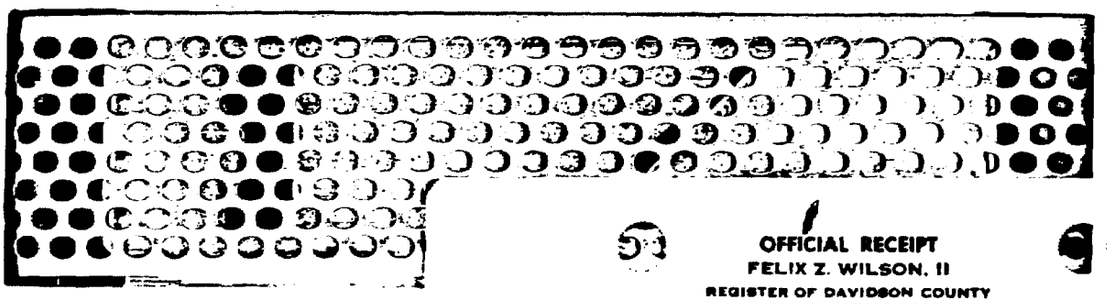
AFFIANT

Sworn to and subscribed before me, this the 2nd day of February, 1998.

NOTARY PUBLIC

My Commission Expires:
1-20-99

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



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

RECEIVED OF _____

FOR _____

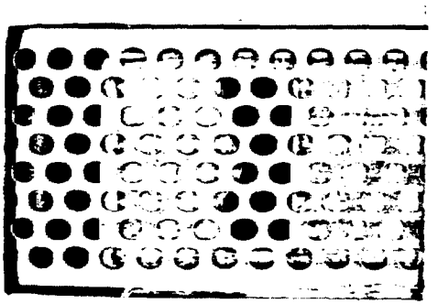
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
287000.00
CON TX 1061.90
PRFEE 1.00
WDEED 8.00
TOTAL 1070.90
CHECK 1070.90
02/03/98 01 13:20 0001 9060

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



98 FEB -3 PM 1:15

REGISTER
DAVIDSON COUNTY, TN

0396653
IDENTIF. # REFERENCE

No. 1249623