G71879
State of Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

THIS THE 09th DAY OF February, 1998.

TOM J. EASON NOTARY PUBLIC (AFFIX SEAL) AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 1/27/2001

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Madison Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Brandywine Builders, Inc. 844 Hunters Hill Trace Old Hickory, TN 37138	Same as Owner	Pt. 43-13--378 Pt. 43-13--379

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, **CHARLES E. RHOTEN AND WIFE, CAROLE RHOTEN** (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **BRANDYWINE BUILDERS, INCORPORATED** (the "Grantees"), its successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit: 4005 02/17 0101 03CHEDK 231.00

Land in Davidson County, Tennessee, being Lots Number 5, 6, 11, and 12 of the Resubdivision of Lots 37 and 38 and part of Lots 39, 40 and 41, Block I, on the Plan of Forest Park Subdivision at Madison, Section 2, as of record in Plat Book 8250, page 869, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lots.

BEING part of the same propety conveyed to Charles E. Rhoten and wife, Carole Rhoten by deed of record in Book 10289, page 988, as re-recorded in Book 10405, page 318, Register's Office for Davidson County, Tennessee.

SAID property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and

possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the Singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand(s) this the 09th day of February, 1998.

Charles E. Rhoten
CHARLES E. RHOTEN

Carole Rhoten
CAROLE RHOTEN

STATE OF TENNESSEE,
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Charles E. Rhoten and wife, Carole Rhoten, named bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

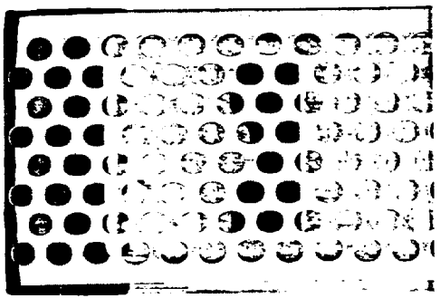
WITNESS my hand and official seal this the 09th day of February, 1998.

Toni J. Eason
NOTARY PUBLIC

TONI J. EASON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 1/27/2001

0401244
IDENTIF. + REFERENCE
98 FEB 17 PM 1:56
REGISTER'S OFFICE
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

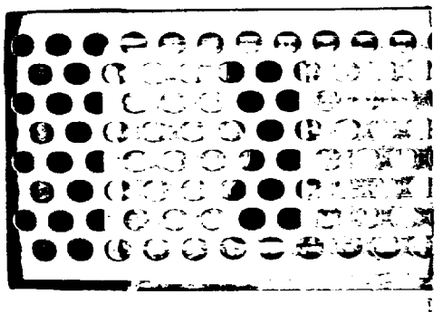
FOR _____

BOOK 10796 PG 576

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
02/17/98	01		13:54 0001	4005

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0401244
IDENTIF. # REFERENCE
98 FEB 17 PM 1:56
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 1254514