This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK **10819** PG **77**

ADDRESS NEW OWNER:
Hearthstone Partners II
206 Cherokee Drive
Hendersonville, TN 37075

SEND TAX BILL TO:
Owner

MORTGAGEE:
Franklin National Bank
7901 Church St. East
Brentwood, TN 37027

MAP **104-11**
GROUP **I**
PARCEL **11, 16 & 18**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum 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, **James B. Hardy, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Hearthstone Partners II**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit A attached hereto.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 2024, 2034, 2038 Convent Place, Nashville, Tennessee 37212.

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 covenants with the said "GRANTEE" that he 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 my hand this the 23rd day of February, 1998.

James B. Hardy by Debra H. Lindley
James B. Hardy by Debra H. Lindley as
Attorney-in-Fact

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94 02/03 01M 027/28 901.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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Personally appeared before me, the undersigned Notary Public in and for said County and State, **Debra H. Lindley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Attorney in Fact for James B. Hardy and that as such Attorney in Fact she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of February, 1998.

M. L. Hickernell
NOTARY PUBLIC

My Commission Expires: 8/8/2001

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 240,000.00.

Mary Jo McVay
AFFIANT

Subscribed and sworn to before me on this 23rd day of February, 1998.

M. L. Hickernell
NOTARY PUBLIC

My Commission Expires: 8/8/2001

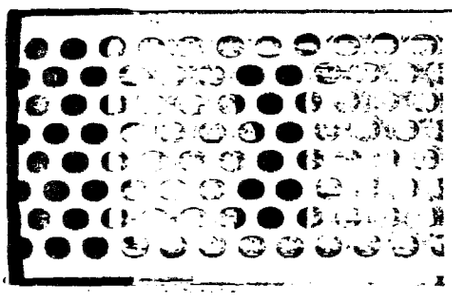
Exhibit A

Land in Davidson County, Tennessee, being Units No. 2034 and 2038, on the Plan of Charlton Square of record in Book 6464, page 105, and as Exhibit J to the Master Deed of record in Book 6464, page 164, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being part of the same property conveyed to James B. Hardy by deed from McMurtry Meadows of record in Book 6513, page 319, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Unit No. 2024 on the Plan of Charlton Square of record in Book 6464, page 105, and as Exhibit J to the Master Deed of record in Book 6464, page 164, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being part of the same property conveyed to James B. Hardy by deed from C & T Development Company, Inc. of record in Book 6562, page 551, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

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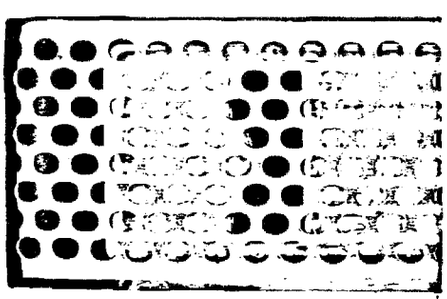
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DMT
240000.00
CON TX 888.00
PRFEE 1.00
MTGEE 13.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/03/98 01 13:38 0001 0234



0407126
IDENTIF. # REFERENCE

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No. 1260671