This Instrument Prepared By:
Glenn G. Dukes, Jr.
5115 Maryland Way, Suite 305
Brentwood, TN 37027
(615) 377-0739

BOOK 10835 PG 346

SPECIAL WARRANTY DEED

ADDRESSES OF NEW OWNERS	SEND TAX BILL TO:	MAP PARCEL NO:
Frank Batson Homes, Inc.	Same	97-16A
120 Donelson Pike		29
Suite 101		
Nashville, TN 37214		

For and in consideration of the sum of Ten ($10.00) Dollars and No Cents, and other good and valuable considerations, The Peninsula, a Tennessee General Partnership, has this day bargained and sold and does hereby transfer and convey unto Frank Batson Homes, Inc., its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 82 on the Plan of First Revision of The Peninsula, a Planned Residential Development of record in Book 9700, page 8, Davidson County Register's Office to which plat reference is hereby made for a more complete description.

Being the same property conveyed to The Peninsula, a Tennessee General Partnership, by quitclaim deed from Jerry Butler Construction, Inc., of record in Book 9533, page 234, Register's Office, Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above-described property.

STATE OF TENNESSEE:
COUNTY OF WILLIAMSON:

The actual consideration or value, whichever is greater, for this transfer is $31,380.00

Subscribed and sworn to before me this the 11th day of March, 1998.

Affiant

Kimberly R Batts
Notary Public

My Commission Expires: 2/28/2001

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Frank Batson Homes, Inc., (hereinafter sometimes called the "Transferee"), its successors, heirs and assigns, forever.

[THIS SPACE HAS BEEN INTENTIONALLY LEFT BLANK]

0411394
IDENTIF. & REFERENCE

98 MAR 12 PM 1:52

I covenant that I am lawfully possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. I further covenant and bind my heirs and representatives to warrant and forever defend the title to said real estate to the said Transferee, their successors, heirs and assigns against the lawful claims of all persons that arose only during the Grantor's tenure and none other.

WITNESS my hand this the 11th day of March, 1998.

The Peninsula, a Tennessee
General Partnership

By: Dukes & Co.,
Partner

By: _____
Glenn G. Dukes
President

STATE OF TENNESSEE:
COUNTY OF WILLIAMSON:

On this the 11th day of March, 1998, before me personally appeared Glenn G. Dukes, President of Dukes & Co., Partner of The Peninsula, a Tennessee General Partnership, the within named bargainor, personally known to me and who executed the same as his free act and deed foregoing instrument for the purposes contained therein.

WITNESS my hand at office this the 11th day of March, 1998.

Kimberly R Batts
Notary Public

My Commission Expires:

2/28/2001

4838 03/12 0101 03CHECK 125.10

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10835 PG 348

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 31380.00
CON TX 116.10
PRFEE 1.00
WDEED 8.00
TOTAL 125.10
CHECK 125.10

03/12/98 01 13:51 0001 4838

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0411394
IDENTIF. ↓ REFERENCE
98 MAR 12 PM 1:53

No. 1265219