THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
K & L Partnership 3921 Apache Trail Antioch, TN 37013	Same	135-14B-92

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, RANSOM PLACE HOMES, INC., a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto K & L PARTNERSHIP, a Tennessee general partnership ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4, on An Amendment to the Final Plat, Phase One, Ransom Place, as shown on plat of record in Plat Book 7900, page 939, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Ransom Place Homes, Inc. by Deed of Record in Book 8519, page 915, Register's office for Davidson County, Tennessee.

The source of this description is the plat of record in Plat Book 7900, page 939.

This is unimproved property known as Lot 4 on the Final Plat, Phase One, Ransom Place.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 24th day of April, 1998.

RANSOM PLACE HOMES, INC.

By: _____

Its: Secretary

0429201
IDENTIF. & REFERENCE
98 APR 24 AM 10:53
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3031 04/24 01:01 03CHECK 649.70

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 10899 PG 112

Personally appeared before me, the undersigned, a Notary Public, Henry E. McCall, with whom I am personally acquainted, and who acknowledged that _he executed the within instrument for the purposes therein contained, and who further acknowledged that _he is the Secretary of Ransom Place Homes, Inc., a corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 24th day of April, 1998.

Sharon K Lacks
Notary Public

SHARON K. LACKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires:

7/24/99

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $171,000.00.

H E McCall
Affiant

Subscribed and sworn to before me, this 24th day of April, 1998.

Sharon K Lacks
Notary Public

SHARON K. LACKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires:

7/24/99

EXHIBIT A

1. 1998 taxes, a lien not yet due and payable.

2. Easements of record in book 8519, page 915, Register's office for Davidson County, Tennessee.

3. Covenants, Conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorneys, and limitations on title of record in Book 8926, page 420, as amended by Book 9402, page 362, Book 9402, page 371 and Book 9653, page 148 and in any allied instrument of record, said Register's office.

4. Easements to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8614, page 862, book 8614, page 944, Book 8744, page 648, Book 9698, page 164, Book 9698, page 199 and Book 10131, page 829, said Register's office.

5. All matters shown on Plat of record in Book 6900, page 922 through 924, as amended in Book 7900, page 602, Book 7900, page 638, Book 7900, page 939 and Book 6900, page 923, as amended in Book 7885, page 867, said Register's office.

6. All matters shown on Plat of record in Book 6900, page 851, said Register's office.

7. Stormwater Detention Agreement of record in Book 9400, page 626, said Register's Office.

8. Crossover Easement Agreement of record in Book 9402, page 353, as amended in Book 9402, page 360, said Register's office.

9. Charter of Ransom Place Commercial Owner's Association, Inc. of record in Book 9653, page 151, said Register's office.

10. Dedication of Easement to Ransom Place Homes, Inc. of record in Book 9653, page 153, said Register's office.

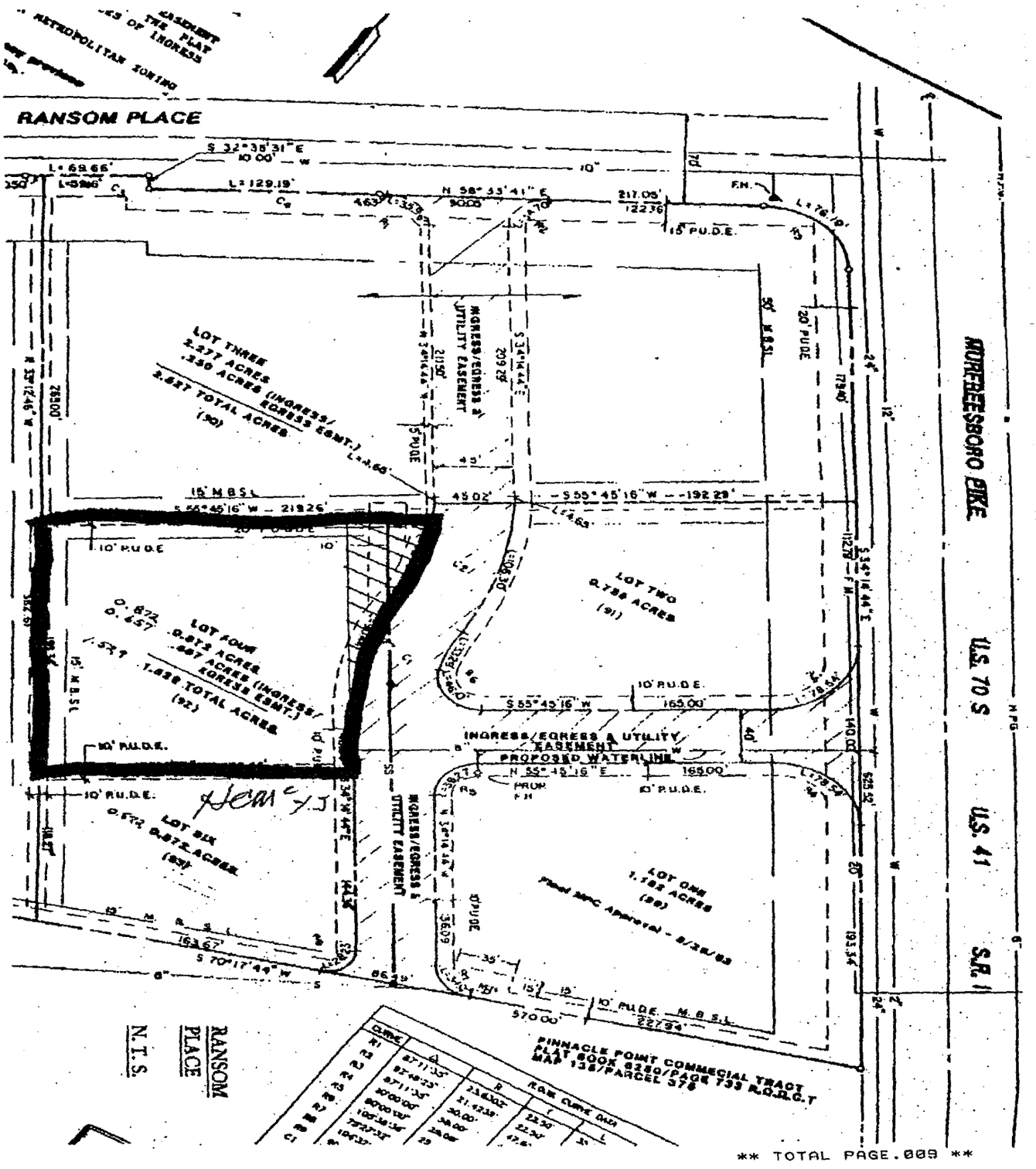
11. Quitclaim Deed for ingress/Egress Easement Areas to Ransom Place Commercial Owner's Association of record in Book 9653, page 156, said Register's office.

12. The following undertaking by Grantee: Upon the request of Grantor, Grantee agrees to sell to any third party designated by Grantor, within two (2) years following the date of this deed, an area of approximately 3,500 square feet as indicated by the shaded area on Exhibit B attached hereto. The sales price will be the price per square foot paid for the subject property by the Grantee plus interest at the rate of nine percent (9%) per annum.

LACKS/ 600616

EXHIBIT B

BOOK 10899 PG 114



** TOTAL PAGE.009 **

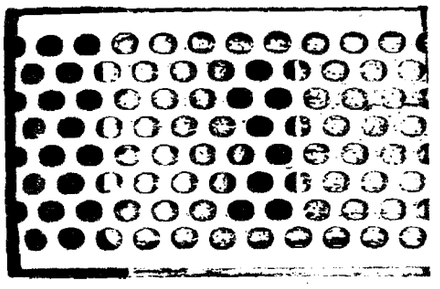
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

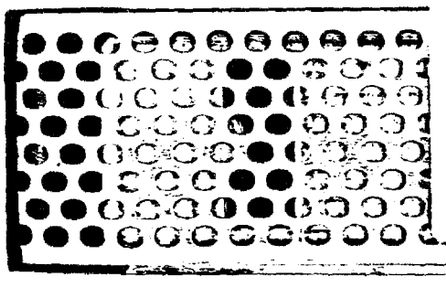
FOR _____

BOOK 10899 PG 115

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	
				171000.00
			CON TX	632.70
			PRFEE	1.00
			WDEED	16.00
			TOTAL	649.70
			CHECK	649.70
04/24/98	01		10:55 0001	8031

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0429201

IDENTIF. & REFERENCE

98 APR 24 AM 10:54

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1284150