FILE BOX 45

WARRANTY DEED

BOOK 11007 PAGE 868

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 19 98

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

NOTARY PUBLIC LARGE COUNTY, ILL.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ervin Limited Partnership (NAME)	Owner (NAME)	MAP 64-3-C
429 Rolling Mill Road (ADDRESS)	(ADDRESS)	PARCEL 33 CO
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Larry Powell Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ervin Limited Partnership, a Tennessee Limited Partnership composed of Linda M. Ervin, General Partner, William Jeffrey Ervin and Jere Suzanne Ervin, Limited Partners

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Larry Powell Builders, Inc., a Tennessee Corporation by deed from Charles T. Wheeler, of record in Book 10780, Page 30, Register's Office for said County.

This conveyance is subject to Restrictive Covenants and Bylaws of record in Book 8980, Page 59, Book 9010, Page 627 and Book 10721, Page 835, Register's Office for said County.

98 JUL -6 PM 3:31

04590

unimproved (X)
This is improved ( ) property, known as 1116 Safety Harbor Cove, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 1st day of July, 19 98

Larry Powell Builders, Inc.
By:
Larry W. Powell, President

JUL 98 01 CHECK 1121.00

FILE BOX 45

BOOK 11007 PAGE 869

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

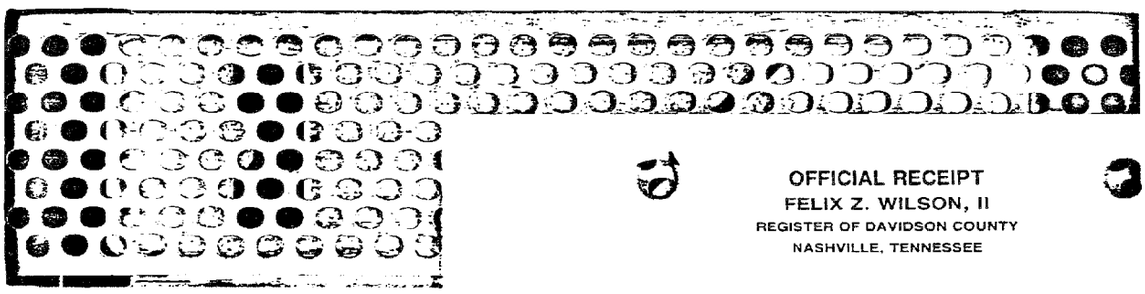
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Larry W. Powell and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Larry Powell Builders, Inc. the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Larry W. Powell as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 1st day of July 1998.

My commission expires March 24, 2001

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.



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

RECEIVED OF _____

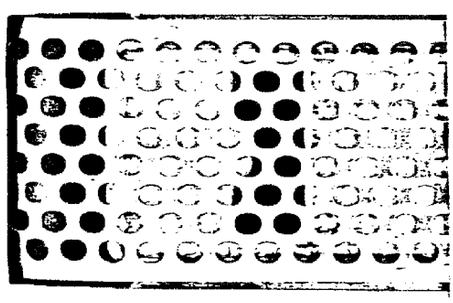
FOR _____

BOOK 11007 PAGE 870

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
300000.00
MOR TX 1110.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1121.00
~~CHECK 1121.00~~



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/06/98 01 15:31 0001 9936

MOR TX 1110.00-
CON TX 1110.00
~~TOTAL 6.00~~
~~CHECK 0.00~~

07/06/98 01 15:31 0001 9937

0459090
RECEIPT & REFERENCE

98 JUL -6 PM 3:31

REGISTER
DAVIDSON COUNTY, TN.

Total
$1,121.00

No. 1315689