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

BOOK 11374 PG. 948

SPECIAL WARRANTY DEED

ADDRESSES OF NEW OWNERS
Frank Batson Homes, Inc.
120 Donelson Pike
Suite 101
Nashville, TN 37214

SEND TAX BILL TO:
Same

MAP PARCEL NO:
97-16-A
50 & 57

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 Nos. 14, 17, 23 and 28 of The Peninsula, Phase Three, Section 2, a Planned Residential Development of record in Book 9700, page 841, 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 $140,000.00
Subscribed and sworn to before me this the 22 day of February, 1999.

Affiant

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.

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 22 day of February, 1999.

The Peninsula, a Tennessee
General Partnership

By: Dukes & Co.,
Partner

By: _____
Glenn G. Dukes
President

5797 03/09 0101 03CHECK 529.00

STATE OF TENNESSEE:
COUNTY OF WILLIAMSON:

On this the 22 day of February, 1999, 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 22 day of February, 1999.

Notary Public

My Commission Expires:
2/28/2001

0558447
IDENTIFICATION REFERENCE

99 MAR -9 AM 9:17

ALLIE [illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11374 PG. 950

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0558447

IDENTIF. & REFERENCE

99MAR-9 AM 9:17

REGISTER
DAVIDSON COUNTY, TN.

			CAMT
			140000.00
		CON TX	518.00
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	529.00
		CHECK	529.00
03/09/99	01	09:16	0001 5797

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1434953