MAIL ENV.

99 OCT 13 AM 9:48
BILL GAY
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN

RECEIVED
OCT 13 1999
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

CROSS REFERENCE
Book 9460 Page 028

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

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. 32 & 106 of The Peninsula, Phase Three, Section 1, a Planned Residential Development of record in Book 9700, page 724, 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 $70,000.00
Subscribed and sworn to before me this the 27th day of September, 1999.

Affiant

Kimberly R Batts
Notary Public

My Commission Expires: 2/28/2001

NOTARY PUBLIC
AT
LARGE
WILLIAMSON CO., TN

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 17th day of September, 1999.

The Peninsula, a Tennessee
General Partnership

By: Dukes & Co.,
Partner

By: _____
Glenn G. Dukes, Jr.
Secretary

STATE OF TENNESSEE:
COUNTY OF WILLIAMSON:

On this the 17th day of September, 1999, before me personally appeared Glenn G. Dukes, Jr., Secretary 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 17th day of September, 1999.

_____
Notary Public

My Commission Expires:
2/28/2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11701 PAGE 538

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

0646028

REFERENCE

99 OCT 13 AM 9:48

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1527103