This Instrument Prepared By:
Dukes & Co.
5115 Maryland Way, Suite 221
Brentwood, TN 37027
(615) 377-0739

PICK-UP

Instr:200001210007197 Page: 1 OF 2
REC'D FOR REC 01/21/2000 11:58:09AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $129.50

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:
Part of Map 97-16-O-A-77.00

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. 8 of The Peninsula, Phase Three, SectionTwo, 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 part of 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 $35,000.00
Subscribed and sworn to before me this the 10th day of November, 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 ____ day of November, 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 ____day of November, 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 ____ day of November, 1999.

Kimberly R Batts
Notary Public

My Commission Expires:
2/28/2001