PICK-UP

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

Instr:200001240007943 Page: 1 OF 2
REC'D FOR REC 01/24/2000 3:45:43PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $129.50

SPECIAL WARRANTY DEED

ADDRESSES OF NEW OWNERS	SEND TAX BILL TO:	MAP PARCEL NO:
Frank Batson Homes, Inc. 120 Donelson Pike Suite 101 Nashville, TN 37214	Same	97-16A 78

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. 4 on the Plan of The Peninsula, Phase Three, Section Two, as of record in Plat 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 composed of Dukes & Co., a Tennessee Corporation and Jerry Butler Construction, a Tennessee Corporation by Quitclaim Deed from Jerry Butler Construction, Inc., a Tennessee Corporation, dated February 3, 1998 and recorded February 13, 1998 in Quitclaim Book 10794, Page 272, 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 DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $35,000.00

Subscribed and sworn to before me this the 11th day of January, 2000.

Affiant

Notary Public

My Commission Expires: [illegible]

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.

[THIS SPACE HAS BEEN INTENTIONALLY LEFT BLANK]

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 14th day of January, 2000.

The Peninsula, a Tennessee
General partnership

By: Dukes & Co.,
Partner

By: _____
Glenn G. Dukes
President

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this the 14th day of January, 2000, 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 14th day of January, 2000.

Debra Robertson
Notary Public

My Commission Expires;

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