ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
JIM WALTER HOMES, INC. (NAME)	Same as New Owners (NAME)	62-0
P. O. Box 22601 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11.1
Tampa, Florida 33612 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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For and in consideration of the sum of ----------$10.00---------- TEN and NO/100---------- DOLLARS

Cash in hand paid and other good and valuable consideration, the receipt of all which is hereby acknowledged,

We, Charles F. Galbreath and wife, Joyce L. Galbreath and Eddie Pen and wife, Grace Pen

have bargained and sold, and by these presents do transfer and convey unto the said Jim Walter Homes, Inc.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 6 on the Map of the Robert Young Farm, as of record in Book 421, page 140, Register's Office for Davidson County, Tennessee, and described according to a survey of Ragan-Smith & Associates, Inc. dated March 25, 1975, as revised April 14, as follows:

BEGINNING at a point in the southwesterly margin of a frontage road (now known as Elzie Miller Road) conveyed to the Metropolitan Government by deed from Tellis Walworth and wife, of record in Book 3571, Page 93, said Register's Office; said point also being the northwesterly corner of the M. C. McCauley Property; thence with the southerly margin of Elzie Miller Road, northwesterly 500 feet to a point; thence southerwesterly 460 feet, more or less, to a point in the southerly line of said lot; thence southeasterly 498 feet, to a point at the southeasterly corner of the M. C. McCauley property; thence with the line between said tracts northeasterly 140 feet, more or less, to the point of beginning, containing 3.0 acres, more or less and known as Tax Map and Parcel 62-0-11.1

Being the same property conveyed to Charles Galbreath and Eddie Pen from Johnny Hendrixson and wife, Frankie Hendrixson, of record in Book 5279, Page 744, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3525 Music Valley Drive (House Number) (Street) Nashville, Tenn.

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 6th day of February, 19 80.

Charles F. Galbreath — Eddie Pen

Joyce L. Galbreath — Grace Pen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Charles F. Galbreath and wife, Joyce L. Galbreath and Eddie Pen and wife, Grace Pen

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of February, 1980.

My commission expires 10-17-82 Notary Public Mark A. Schneider

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 300,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Jim Walter Homes Inc
Grace Williams Pen

Sworn to and subscribed before me
this 13th day of March, 1980.

My commission expires February 12, 1983 Notary Public Jo Ann Smith

This instrument was prepared by:

GALBREATH, SCHNEIDER & ZANETIS, P.C.

Name Address

WARRANTY DEED

FROM Charles F. Galbreath and

TO Eddie Pen, et ux

Jim Walter Homes, Inc.

F-80453

RUSH

IDENTIF. REFERENCE

MAR 13 11 16 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

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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
			300000.00- CO	
			780.00 CO TX	
			.50 PRFEE	
			6.00 WDELD	
			CHECK	786.50-
7717A03/13/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.80453

IDENTIF. REFERENCE T

MAR 13 11 16 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 746845