WARRANTY DEED

BOOK 6259 PAGE 109

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
ROYAL CREST HOMES, INC.	UNITED FIRST MORTGAGE COMPANY	MAP 43-12-30
c/o WAYNE AUSTIN RT. 11 201 FOXWOOD LANE FRANKLIN TN 37064	P.O. Box 81366	
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS) San Diego, CA 92138	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and ----------00/100 ($10.00) ---------- *Dollars,*

cash in hand paid by the Grantee: ROYAL CREST HOMES, INC., and other good and valuable considerations, receipt of which is hereby acknowledged, including the agreement to assume the existing balance of one Deed of Trust of record in Book 5431, Page 634, Register's Office for Davidson County, Tennessee, securing United First Mortgage Corporation, payable as therein specified.

WE, ROGER ALLEN KIRBY and wife, TRESA L. KIRBY and HUTTON, INC.

have this day bargained and sold, and do hereby transfer and convey unto the said

ROYAL CREST HOMES, INC.

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being the northerly 20 feet of Lot No. 25 and all of Lot No. 26 on the Revised Plan of Myatt-Eagan Subdivision, Block B, as of record in Book 1424, Page 107, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

BEING the same property conveyed to ROGER ALLEN KIRBY and wife, TRESA L. KIRBY and HUTTON, INC. by a Deed in Lieu of Foreclosure from John W. Scott and wife, Mary L. Scott, of record at Book 6259, Page 106, Registers Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 154,600.00

Subscribed and sworn to before me, this the 27th day of March 19 84.

Affiant

My commission expires:

(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 152 Rio Vista Drive, Madison, Tennessee 37115
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said ROYAL CREST HOMES, INC., its ..... *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to said real estate to said* ROYAL CREST HOMES, INC., its ..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 23rd day of March, 1984, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roger Allen Kirby

Tresa Lynn Kirby

Hutton, Inc.

By: [illegible] President

CHECK 03/28 96.43

4065

BOOK 5259 PAGE 110

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roger Allen Kirby and wife, Tresa L. Kirby the within named 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 Madison Tennessee, this 23rd day of March, 19 84.

Kathy J. Lyles Notary Public

Commission expires 10/20/85

KATHY J. LYLES NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Archie Hutton, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Grantor, Hutton, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Madison, this 23rd day of March, 19 84.

Kathy J. Lyles Notary Public

Commission expires 10/20/85

KATHY J. LYLES NOTARY PUBLIC DAVIDSON COUNTY TENN.

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IDENTIF. REFERENCE

MAR 28 4 11 PM '84

FELIX A. WILKINSON II REGISTER DAVIDSON COUNTY, TN

RUSH

WARRANTY DEED

FROM
ROGER ALLEN KIRBY and wife,
TRESA L. KIRBY & HUTTON, INC.
TO
ROYAL CREST HOMES, INC.

PREPARED BY:
Law Offices of
WILLIAM D. CASTLEMAN
219 Second Avenue, North
Nashville, Tennessee 37201
(615) 255-0311

AND

101 Cumberland Avenue
Suite 100
Madison, Tennessee 37115
(615) 865-4750

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6259 PAGE 111

RECEIVED OF _____

FOR _____

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

34600.00- CAMT.
89.96 CSTAX.
.50 PRFEE
6.00 MDEED
CHECK 96.46-
4066A03/28/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 111889

IDENTIF. REFERENCE

MAR 28 4 11 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 23960