BOOK 7178 PAGE 698 FORM NO. AD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 751,474.15

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF March, 1987

Notary Public

MY COMMISSION EXPIRES 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY PATRICIA SPICER CARDEN, ATTORNEY from information furnished by the parties

236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee To:	MAP PARCEL NUMBER
Masterpiece Homes, Inc. (NAME)	Same/Guaranty Federal Savings & (NAME)	04D 91155
5024 Twin Lakes Dr. (STREET ADDRESS OR ROUTE NUMBER)	Loan Association P. O. Box 128 (STREET ADDRESS)	075-000-138.00
Old Hickory, TN. 37138 (CITY) (STATE) (P. O. Z.P.)	Birmingham, AL 35201 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Federal Properties, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Masterpiece Homes, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Being the same property conveyed to Federal Properties, Inc. by deed from Pathway Homes, Inc. of record in Book 7037, page 844, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Deed of Trust of record in Book 6609, page 334, said Register's Office.

This property is conveyed subject to unpaid property taxes for 1985 and 1986.

07285

IDENTIFICATION REFERENCE

MAR 24 3 30 PM '87

FILED FOR RECORD AND RECORDED IN DAVIDSON COUNTY, TN

This is unimproved XX / improved ( ) property, known as 15.14 acres known as Cedar Creek, Phase I, Davidson County, Tn
(House Number) (Street) (P. O. Address) (City or Town)

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. Wherever 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 my hand this 11th day of March, 1987

Federal Properties, Inc.

BY: David J. Davis, President

David J. Davis, President

INDIVIDUAL ACKNOWLEDGEMENT

BOOK 7178 PAGE 699

State of Tennessee

County of _____

Personally appeared before me, _____, a Notary Public of said county, _____

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

CORPORATE ACKNOWLEDGEMENT

State of Alabama

County of _____

Before me, the undersigned, of the state and county aforesaid, personally appeared David J. Davis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the Federal Properties, 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 himself as President.

WITNESS my hand and seal, at office in _____

this 11th day of March, 19 87.

Frances Louise Hyman
NOTARY PUBLIC

My commission expires:

_____

FRANCES LOUISE HYMAN
NOTARY PUBLIC
STATE OF ALABAMA
AT LARGE
MY COMMISSION EXPIRES

WARRANTY DEED

FROM
Federal Properties, Inc.

TO
Masterpiece Homes, Inc.

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

EXHIBIT A

Land in Davidson Bounty, Tennessee, being Cedar Creek, Phase I, a Planned Unit Development, of record in Book 6250, page 771, Register's Office for Davidson County, Tennessee, and being described according to a survey of Alley, Young & Baumgartner, as follows:

BEGINNING at a concrete monument in the back line of Lot 17, Parcel 224, also being the Northeasterly corner of Hunter's Hill, Section I Subdivision, recorded in Book 5800, page 350, R. O. D. C.; thence along the boundary of Tulip Grove Section 12 South 63° 26' 00" East, 156.27 feet to a point; thence South 83° 11' 00" East, 212.02 feet to a point; thence North 73° 19' 00" East, 238.65 feet to a point in the westerly right-of-way of Atlanta Drive; thence leaving said boundary North 37° 36' 38" East, 61.32 feet to an iron pipe in the Easterly right-of-way of Atlanta Drive; thence along said right-of-way along a curve to the left with a radius of 1175.00 feet, a chord of 5.47 feet, a chord bearing of North 16° 00' 32" West, a distance of 5.50 feet to a point; thence leaving said right-of-way North 73° 50' 59" East, 171.06 feet to a point; thence along the boundary of Tulip Grove Section 13 South 55° 56' 24" East, 150.50 feet to a concrete monument; thence leaving said boundary South 3° 57' 44" West, 408.18 feet to an iron pin; thence South 86° 53' 02" East, 80.02 feet to a point in the Westerly right-of-way of Tulip Grove Road; thence with said right-of-way South 30° 57' 54" West, 214.65 feet; thence continuing along said right-of-way along a curve to the left with a radius of 321.06 feet, a chord of 140.70 feet, a chord bearing of South 18° 18' 26" West, a distance of 141.85 feet to a point; thence leaving said right-of-way North 78° 08' 27" West, 223.22 feet to a point; thence North 11° 51' 33" East, 20.00 feet to a point; thence with a curve to the left with a radius of 423.84 feet, a chord of 95.96 feet, a chord bearing of North 84° 38' 27" West, a distance of 96.17 feet to a point; thence South 88° 51' 33" West, 50.00 feet to a point; thence with a curve to the left with a radius of 620.31 feet, a chord of 97.34 feet, a chord bearing of South 84° 21' 33" West, a distance of 97.44 feet to a point; thence South 79° 51' 33" West, 60.00 feet to a point; thence with a curve to the left with a radius of 442.20 feet, a chord of 77.08 feet, a chord bearing of South 74° 51' 33" West, a distance of 77.18 feet to a point; thence South 69° 51' 33" West, 210.00 feet to a point; thence with a curve to the left with a radius of 254.78 feet, a chord of 92.86 feet, a chord bearing of South 59° 21' 33" West, a distance of 93.38 feet to a point; thence South 48° 51' 33" West, 55.00 feet to a point; thence North 5° 50' 52" West, 342.17 feet to a point in the boundary of Hunter's Hill, Section I; thence with said boundary North 20° 41' 00" East, 100.00 feet to a point; thence with said boundary North 14° 06' 69" East, 440.61 feet to the point of beginning and containing 15.4 acres, more or less.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7178 PAGE 701

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
			75147%.15- CONT.	
			2104.20 CRTCK	
			.50 PRFEE	
			9.00 MORTG	
			CHECK 2113.70-	
			577?A03/24/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07285

IDENTIFI REFERENCE

MAR 24 3 30 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 60816