BOOK 7188 PAGE 885

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,490.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 87

Notary Public

MY COMMISSION EXPIRES: April 19, 1987
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Attorney, Attorneys Title Company, Inc. 222 Third Avenue, N.
NAME ADDRESS Nashville, TN

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DENNIS E. DYNES (NAME)	NATIONWIDE LENDING GROUP, INC. (NAME)	87-7A-25
1228 Jackson's View Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3249 (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Augusta, Georgia 30904 (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, GEMCRAFT HOMES (TENNESSEE), INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENNIS E. DYNES AND WIFE, SHANNON K. DYNES

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:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Bret Ridge Subdivision, of record in Book 6900, page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gemcraft Homes (Tennessee), Inc., by deed from Hardin Service Corporation, a Texas Corporation, of record in Book 7052, page 268, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(See attached marked Exhibit "A")

10238

IDENTIFICATION REFERENCE

APR 1 2 29 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

* unimproved ( )
This is improved (X) property, known as 1228 Jackson's View Drive Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) *(Postal Zip)

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 31st day of March, 19 87

GEMCRAFT HOMES (TENNESSEE), INC.

By:

David Braunsaheidel
City Project Manager

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, 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 purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared David Braunscheidel

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the City Project Manager of the Gemcraft Homes (Tennessee), Inc. a corporation, and that he as such City Project Manager executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as City Project Manager.

Witness my hand and official seal at Nashville, Tennessee; this 31st day of March, 19 87.

Jo Ann Smith Notary Public

Commission Expires April 19, 1987

WARRANTY DEED

FROM

GEMCRAFT HOMES (TENNESSEE), INC.

TO

Dennis E. Dynes and wife,

Shannon K. Dynes

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

EXHIBIT "A" BOOK 7188 PAGE 887

1. Electrical Permit Agreement with the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5625, page 287, Register's Office for Davidson County, Tennessee.

2. Sewer Easement granted to the First Suburban Water Utility District of Davidson County, Tennessee, of record in Book 5649, page 458, said Register's Office.

3. Declaration of covenants, conditions, liens, easements and restrictions, including but not limited to easements, assessments, and special assessments, charges and liens contained in instrument of record in Book 7030, page 527, amended in Book 7047, page 171, said Register's Office for Davidson County, Tennessee, and the By-Laws for Bret Ridge Homeowners Association, Inc., of record in Book 7030, page 542, said Register's Office.

4. The Plan of record in Book 6900, page 121, said Register's Office, shows an Owner's Certificate, certain notes, various minimum building setback lines from common areas and easements being part of a planned unit development.

5. Rights of others in and to the common elements of Bret Ridge Subdivision.

6. Surveyor's inspection report refers to an apparent encroachment of a fence from Lot No. 1 on Jackson's Retreat upon the subject property.

7. Subject to the lien for any unpaid assessments and/or special assessments affecting Bret Ridge Subdivision.

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

0049C. 0- CAMT
247.00 STAX
.50 PRFE
9.00 WDFE
CHECK 257.30
9;54A04/01/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10238

IDENTIFICATION REFERENCE

APR 1 2 29 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 64116