BOOK 7317 PAGE 807

BOX 10

FORM NO. WD 1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $802063.47

Julie N Reed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August 19 87.

B. Edwards
Notary Public

MY COMMISSION EXPIRES Dep. Reg.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
Donnie Tucker (NAME)	Same/Guaranty Federal Savings & Loan (NAME)	04D91155 075-000-138.00
2086 Valleydale Terrace (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 128 (STREET ADDRESS)	4D05670 075-00-0-101.00
Birmingham, AL 35244 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35201 (CITY) (STATE) (ZIP)	04D06870 075-00-0-099.00
		04D90715 075-08-0-267.00

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, Masterpiece Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donnie Tucker

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.

As a part of the consideration for this conveyance, Grantee assumes and agrees to pay the balance of indebtedness secured by Deed of Trust recorded in Book 6573 Page 657 and Book 6609 page 334 in the Office of the Register of Davidson County, Tennessee.

53102

IDENTIFICATION REFERENCE

AUG 5 3 49 PM '87

REGISTER'S OFFICE DAVIDSON COUNTY

This is unimproved (XX) improved ( ) property, known as Cedar Creek, Tracts I and II, 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 its hand this 4th day of August, 1987

Masterpiece Homes, Inc.

By: Glenn M. Farmer, Pres.

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of _____

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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 TENNESSEE

County of DAVIDSON

Before me, _____ the undersigned _____ of the state and county aforesaid, personally appeared Susan Farmer, 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 Masterpiece Homes, 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 Nashville

this 3rd day of ~~July~~ August, 1987

_____
NOTARY PUBLIC

My commission expires:

7-13-91

WARRANTY DEED

FROM

MASTERPIECE HOMES, INC.

TO

DONNIE TUCKER

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

EXHIBIT A

TRACT I

Beginning at a point in the Westerly right-of-way of Tulip Grove Road, being the Southeasterly corner of Ringelai Phase I; thence with said right-of-way with a curve to the left having a radius of 321.06', a chord of 65.37', a chord bearing of South 00 deg. 11' 37" East, a distance of 65.49' to a point; thence with said right-of-way South 88 deg. 29' 38" West, 5.00' to a point; thence with said right-of-way South 6 deg. 02' 11" East, 325.05' to a point; thence with said right-of way South 83 deg. 57' 49" West, 10.00' to a point; thence with said right-of-way South 6 deg. 02' 11" East, 136.50' to a point in the center line of Stoner Creek; thence leaving said right-of-way with the center line of Stoner Creek South 27 deg. 41' 23" West, 222.51' to a point; thence with said creek South 55 deg. 26' 06" West, 385.63' to a point; thence with said creek South 73 deg. 46' 30" West, 82.52' to a point, thence with said creek North 67 deg. 35' 41" West, 50.44' to a point; thence with said creek North 62 deg. 38' 59" West, 311.03' to a point; thence with said creek North 55 deg. 09' 41" West, 128.66' to a point; thence with said creek North 42 deg. 40' 30" West, 194.58' to a point; thence with said creek North 67 deg. 39' 45" West, 116.20' to a point; thence with said creek North 63 deg. 58' 04" West, 227.30' to a point; thence with said creek South 85 deg. 56' 16" West, 429.34' to a point; thence with said creek South 57 deg. 38' 18" West, 131.86' to a point; thence leaving Stoner Creek along the boundary of Highlands of Tulip Grove Section 3, recorded in Book 4675, Page 140, R.O.D.C., the following calls: North 15 deg. 50' 09" West, 486.95' to a point; thence North 74 deg. 09' 48" East, 152.78' to a point; thence North 42 deg. 51' 15" East, 83.00' to a point; thence North 10 deg. 18' 02" West, 380.00' to a point; thence North 16 deg. 11' 10" East, 104.00' to a point; thence North 44 deg. 38' 28" East, 82.00' to a point; thence leaving the boundary of Highlands of Tulip Grove Section 3, with the boundary of Hunter's Hill Section 1, the following calls: North 63 deg. 16' 22" East, 60.06' to a point; thence South 80 deg. 18' 60" East, 132.00' to a point; thence South 54 deg. 18' 60" East, 67.00' to a point; thence South 39 deg. 18' 60" East, 380.54' to a point; thence South 71 deg. 19' 00" East, 216.44' to a point; thence North 85 deg. 41.00" East, 90.00" to a point; thence North 55 deg. 40' 60" East, 86.32' to a point: thence leaving said boundary with the boundary of Ringelai Phase I the following calls: thence South 5 deg. 50' 52" East, 342.17'; thence North 48 deg. 51' 33" East, 55.00' to a point; thence with a curve to the right with a radius of 254.78', a chord of 92.86', a chord bearing of North 59 deg. 21' 33" East, a distance of 93.38' to a point; thence North 69 deg. 51' 33" East, 210.00' to a point; thence with a curve to the right with a radius of 442.20', a chord of 77.01', a chord bearing of North 74 deg. 51' 33" East, a distance of 77.18' to a point; thence North 79 deg. 51' 33" East, 60.00' to a point; thence with a curve to the right with a radius of 620.31', a chord of 97.34', a chord bearing of North 84 deg. 21' 33" West, a distance of 97.44' to a point; thence North 88 deg. 51' 33" East, 50.00' to a point; thence with a curve to the right with a radius of 423.84', a chord of 95.96', a chord bearing of South 84 deg. 38' 27" East, a distance of 96.17' to a point; thence South 11 deg. 51' 33" West, 20.00' to a point; thence South 78 deg. 08' 27" East, 223.22' to the point of beginning and containing 37.6 acres, more or less.

TRACT II

Land in Davidson County, Tennessee, 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' to a point; thence South 83° 11' 00" East, 212.02' to a point; thence North 73 deg. 19' 00" East, 238.65' to a point in the Westerly right-of-way of Atlanta Drive; thence leaving said boundary North 37 deg. 36' 38" East, 61.32' 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', a chord of 5.471, a chord bearing of North 16 deg. 00' 32" West, a distance of 5.50' to a point; thence leaving said right-of-way North 73 deg. 50' 59" East, 171.06' to a point; thence along the boundary of Tulip Grove Section 13, South 55 deg. 56' 24" East, 150.50' to a concrete monument; thence leaving said boundary South 3 deg. 57' 44" West, 408.18' to an iron pin; thence South 86 deg. 53' 02" East, 80.02' to a point in the Westerly right-of-way of Tulip Grove Road; thence with said right-of-way South 30 deg. 57' 54" West, 214.65'; thence continuing along said right-of-way along a curve to the left with a radius of 321.06', a chord of 140.70', a chord bearing of South 18 deg. 18' 26" West, a distance of 141.85' to a point; thence leaving said right-of way North 78 deg. 08' 27" West, 223.22' to a point; thence North 11 deg. 51' 33" East, 20.00' to a point; thence with a curve to the left with a radius of 423.84' a chord of 95.96' a chord bearing of North 84 deg. 38' 27" West, a distance of 96.17' to a point; thence South 88 deg. 51' 33" West, 50.00' to a point; thence with a curve to the left with a radius of 620.31', a chord of 97.34', a chord bearing of South 84 deg. 21' 33" West a distance of 97.44' to a point; thence South 79 deg. 51' 33" West, 60.00' to a point; thence with a curve to the left with a radius 442.20', a chord of 77.08', a chord bearing of South 74 deg. 51' 33" West a distance of 77.18' to a point; thence South 69 deg. 51' 33" West, 210.00' to a point;

EXHIBIT A (Cont'd)

thence with a curve to the left with a radius of 254.78', a chord of 92.86', a chord bearing of South 59 deg. 21' 33" West, a distance of 93.38' to a point; thence South 48 deg. 51' 33" West, 55.00' to a point; thence North 5 deg. 50' 52" West, 342.17' to a point in the boundary of Hunter's Hill, Section 1; thence with said boundary North 20 deg. 41' 00" East, 100.00' to a point; thence with said boundary North 14 deg. 06' 69" East, 440.61' to the point of beginning and containing 15.4 acres, more or less.

Being the same property conveyed to Masterpiece Homes, Inc. by deeds from Federal Properties, Inc. of record in (Tract I) Book 7031, page 955 and in (Tract II) Book 7178, page 698, both in the Register's Office for Davidson County, Tennessee.

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

802363.47- CAMT.
2345.88 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 2359.38-
8378A08/05/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5310102

IDENTIF. REFERENCE

Aug 5 3 49 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 02367