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B0430

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 89,990.00

Subscribed and sworn to before me, this the 24 day of August 19 88

My commission expires: July 13, 1991 (Affix Seal)

Willie B. Thomas
Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 8R12324
907 Two Mile Parkway, Building "E", Goodlettsville, TN 37072

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Willie B. Thomas	The MortgageBanque, Inc.
1617 Jackson's Valley Place	5177 Richmond, Suite 525
Hermitage, TN 37076 (STREET ADDRESS / CITY / STATE / ZIP)	Houston, TX 77056 (STREET ADDRESS / CITY / STATE / ZIP)
MAP & PARCEL NO.	086-03-0 37.00 /04D 91824

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, GEMCRAFT HOMES (TENNESSEE), INC.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Willie B. Thomas and wife, Gusteria V. Thomas

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 33 on the Plan of Ridgemere, of record in Plat Book 6250 at pages 937 thru 939, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to GEMCRAFT HOMES (TENNESSEE), INC. by Deed of record in Book 7213 page 154, Register's office for said County.

This conveyance is subject to taxes for the year 1988 and subsequent years, easements and restrictive covenants of record.

6 2 2 7 0

IDENTIFICATION REFERENCE

AUG 26 11 37 AM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

1163 08/26 0101 03CHECK 303.50

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1617 Jackson's Valley Place, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 24 day of August, 19 88

GEMCRAFT HOMES (TENNESSEE), INC.
by Bob Phillips, Land Manager

State of Tennessee
County of _____

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On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Rivergate Executive Park, Building "E"
907 Two Mile Parkway
Goodlettsville, Tennessee 37072

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Bob Phillips....., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Land Manager..... of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal on August 24, 1988

My Commission Expires:
July 13, 1991

NOTARY PUBLIC AT LARGE

Notary Public: Ruth M. Foran

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

CAMT	89990.00
CON TX	297.00
PRFEE	0.50
WDEED	6.00
TOTAL	303.50
CHECK	303.50

08/26/88 01 11:39 0001 1163

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62270

IDENTIFI REFERENCE

AUG 26 11 37 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 127668