FILE BOX 20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 89,500.00

Subscribed and sworn to before me, this the 30 day of November 88

My commission expires 3-10-91

(Affix Seal)

Notary Public

VICKY L. MAYO NOTARY PUBLIC STATE OF TENNESSEE LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 8B12705
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Louis A. Dugas, Jr.	Mortgage Specialists Inc.
4912 Alexis Drive	P.O. Box 956
Antioch, TN 37013	Menomonee Falls, WI 53051
CITY STATE ZIP (STREET ADDRESS)	CITY STATE ZIP (STREET ADDRESS)
MAP & PARCEL NO 173-4-A 185.00	

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, Ameri-South Home Corporation

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Louis A. Dugas, Jr., unmarried

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 185 on the Plan of Oak Highlands, Phase I, of record in Plat Book 6900 at pages 432, 433, 434 and 435, 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 Ameri-South Home Corporation by Deed of record in Book 7554 page 494, Register°s office for said County.

This conveyance is subject to taxes for the year 1989 and subsequent years, easements and restrictive covenants of record.

90765

IDENTIFICATION REFERENCE

Dec 5 12 51 PM '88

FELIX Z. WILSON JR REGISTER DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 4912 Alexis Drive, Antioch, TN 37013

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 singlular 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 30 day of November, 19 88

Ameri-South Home Corporation
by H. Greg Goodman, President

State of Tennessee
County of _____

BOOK 7719 PAGE 607

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

4177 12/05 0101 03CHECK 301.85

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

State of Tennessee
County of Williamson

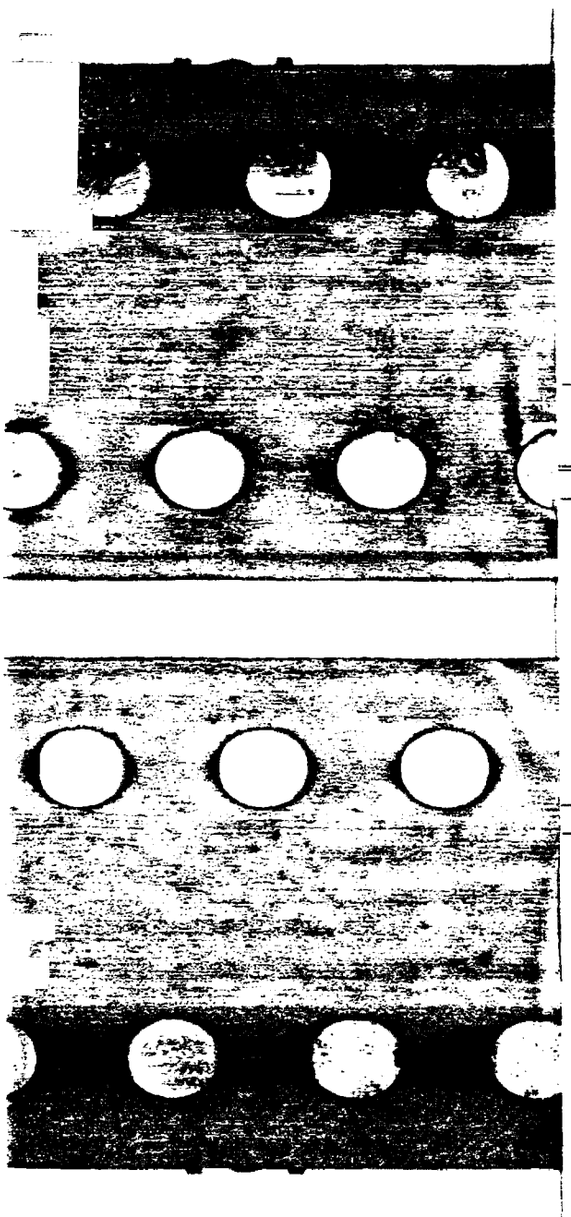
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, H. Greg Goodman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President 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 November 30, 1988

My Commission Expires:

VICKY R. WAUGH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public:



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7719 PAGE 608

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

CAMT 89500.00
CON TX 295.35
PRFEE 0.50
WDEED 6.00
TOTAL 301.85
CHECK 301.85

12/05/88 01 12:52 0001 4177

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

907 T.

IDENTIFI REFERENCE

Dec 5 [illegible] PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 160401