BOOK 7736 PAGE 260 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 19 88

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory H. Mitchell (NAME)	First Texas Savings Association (NAME)	86-3
1713 Ridgemere Court (STREET ADDRESS OR ROUTE NUMBER)	1999 Bryan Street (STREET ADDRESS)	47
Hermitage, TN. 37076 (CITY) (STATE) (P O ZIP)	Dallas, Texas 75201 (CITY) (STATE) (ZIP)	04D-91834

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 Gregory H. Mitchell and wife, Stephanie Kaye Mitchell, as tenants by the entiret

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:

BEING Lot No. 43, Ridgemere, as of record in Book 6250, Pages 937-939, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to Gemcraft Homes (Tennessee), Inc. by deed from J & L. Builders, a Tennessee General Partnership consisting of Larry W. Powell and James E. Powell as of record in Book 7213, page 154, Register's Office, Davidson County, Tennessee.

SUBJECT to Declaration of Protective and Restrictive Covenants for Ridgemere Residential Subdivision as of record in Book 6925, page 941, Register's Office, Davidson County, Tennessee.

SUBJECT to a 10 foot water line easement along the front portion of said lot line and a 10 foot public utility and drainge easement located along the rear of said property.

96633

TENNESSEE REAL ESTATE TRANSFER TAX
Dec 27 1 42 PM '88
HENRY C. WHITE, REGISTER
DAVIDSON COUNTY, TN

This is {unimproved (X) / improved} property, known as 1713 Ridgemere Court, 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 5th day of December, 19 88

Gemcraft Homes(Tennessee),Inc.

By:

Bob Phillips, Vice-President

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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, 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____

Commission expires ______________ ______________ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Bob Phillips and ______________ with whom I am personally acquainted and who upon (his oath) XXXXXXXXXXXXXX acknowledged (himself) XXXXXXXXXX to be the Vice-President XXXX ______________ respectively of the Gemcraft Homes (Tennessee), Inc. the within named bargainor, a corporation, and that (he) XXXX as such Vice-President XXXX ______________, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Bob Phillips as such Vice-President XXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXX

Witness my hand and official seal at office at Nashville on this the 5th day of December 1988

My commission expires 5/13/89 [signature] Notary Public

WARRANTY DEED

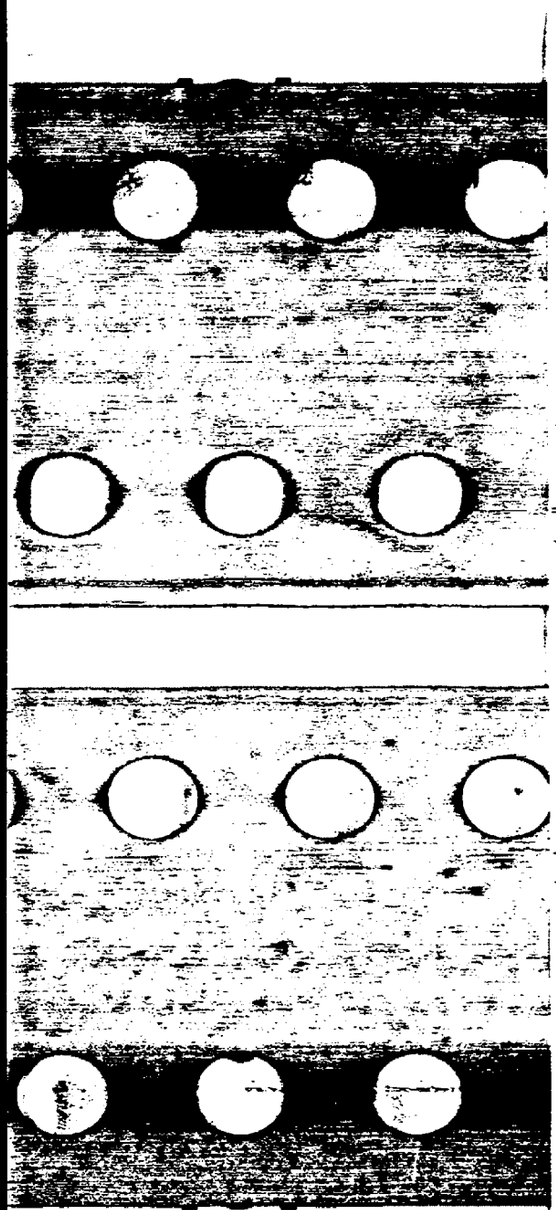
FROM
Gemcraft Homes (Tennessee), Inc.

TO
Gregory H. Mitchell
Stephanie Kaye Mitchell

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

1188 12/27 0101 03CHECK 329.90



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

CAMT	97990.00
CON TX	323.40
PRFEE	0.50
WDEED	6.00
TOTAL	329.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 329.90

12/27/88 01 13:43 0001 1188

96633

IDENTIFICATION REFERENCE

Dec 27 1 42 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY

No. 167320