STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 113,000.00

Subscribed and sworn to before me, this the 11th day of January 19 89

Affiant

My commission expires: 4-18-93 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Superior Title & Escrow Services, Inc. Mail
103 Sumner Court, Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Todd Jason Post	Nationwide Lending Group, Inc.
712 Leadenhall Court	P.O. 3249
STREET ADDRESS Antioch, Tennessee 37013	STREET ADDRESS Augusta, Georgia 30914-3249
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO. 149-01-0B 051.00 C)

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, Lenders Builders Corporation, a Georgia Corporation

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Todd Jason Post and wife, Cheri Lynn Post

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 No. 286 on the plan of Phase III, Piccadilly Square, as of record in Book 6250 at pages 892-894, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lenders Builders Corporation, a Georgia Corporation by Substitute Trustee's Deed of record in Book 7615 at page 549, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to tazes for the year 1989 and subsequent years, easements, conditions and restrictions of record.

03452

IDENTIFI REFERENCE

JAN 24 9 31 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

8615 01/24 0101 03CHECK 379.40

THIS IS _____ IMPROVED PROPERTY KNOWN AS 712 Leadenhall Court, Antioch, Tennessee 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 11th day of January 19 89

x Frances P. Woods — Robert W. Comer

Lenders Builders Corporation, a Georgia Corporation
BY: Frances P. Woods — BY: Robert W. Comer
ITS: Assistant Vice President — ITS: SECRETARY

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

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

File # 7-0072

SUPERIOR TITLE
&
Escrow Services, Inc.

103 SUMNER COURT
HENDERSONVILLE, TN 37075
(615) 822-9232

STATE OF GEORGIA
COUNTY OF RICHMOND

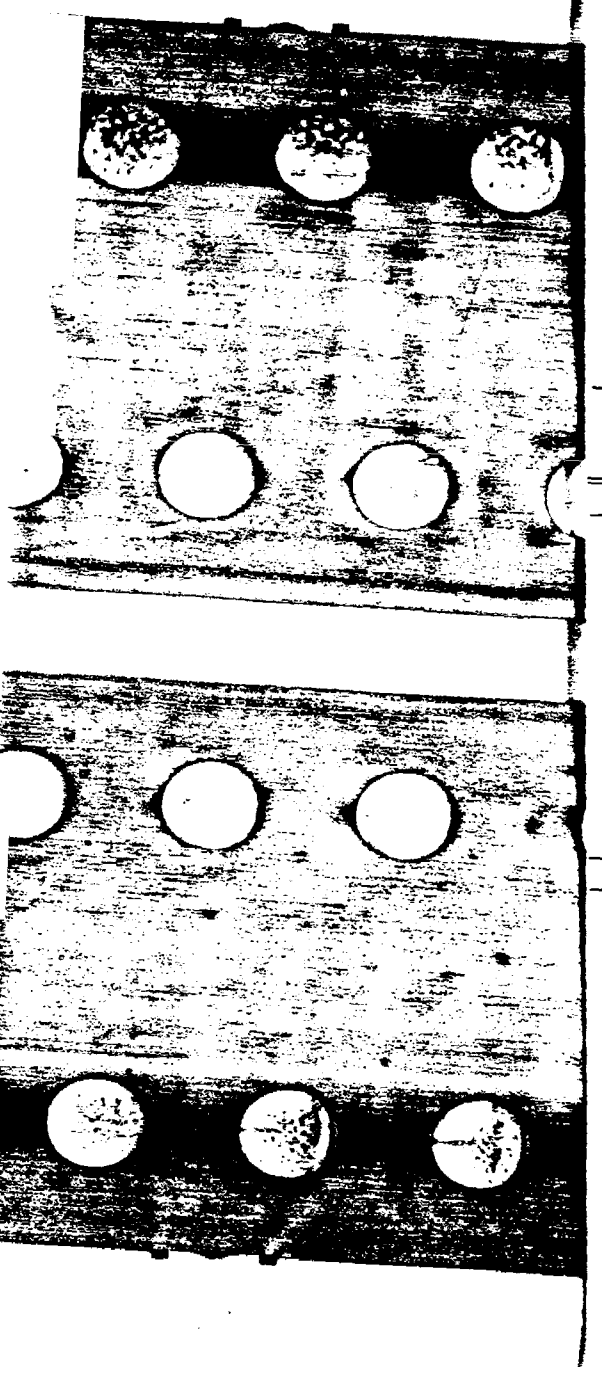
Before me, the Undersigned, a Notary Public in and for said State and County, personally appeared Frances P. Woods & Robert W. Comer with whom I am personally acquainted and who upon oath acknowledged himself/herslef to be the Assistant Vice President and Secretary, respectfully of Lenders Builders Corporation, a Georgia Corporation, the within named barginor, and as such Frances P. Woods & Robert W. Comer, being authorized to do so, executed by foregoing instrument for the purposes therein contained by signing his/her name as Assistant Vice President & Secretary, in behalf of said Barginor.

Witness my hand and seal this 11th day of January, 1989.

My Commission Expires:
[illegible] County, Georgia
My Commission Expires Dec. 10, 1991

_____
Notary Public

NOTARY PUBLIC
RICHMOND COUNTY, GEORGIA



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

RECEIVED OF _____

FOR _____

BOOK 7756 PAGE 980

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 113000.00
CON TX 372.90
PRFEE 0.50
WDEED 6.00
TOTAL 379.40
CHECK 379.40

01/24/89 01 09:33 0001 8615

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03452

IDENTIFICATION REFERENCE

JAN 24 9 31 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 175240