FORM NO. WD-1

BOOK 7773 PAGE 515

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th. DAY OF December, 19 88.

Notary Public

MY COMMISSION EXPIRES: 7-7-89

(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
Steven A. Patten (NAME)	First Texas Savings Association (NAME)	173-4-A
181 Brian Circle (STREET ADDRESS OR ROUTE NUMBER)	1999 Bryan Street (STREET ADDRESS)	30CO
Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP)	Dallas, Texas 75201 (CITY) (STATE) (ZIP)	05D-63911

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 Steven A. Patten and wife, Karyl C. Patten, as tenants by the entirety

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. 30, Plan of Subdivision, Phase 1, Oak Highlands, of record in Book 6900, Pages 432-435, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to Gemcraft Homes (Tennessee), Inc. by deed from The Nashville 50 Joint Venture, a Texas Joint Venture, as of record in Book 7424, Page 575, said Register's Office.

THIS conveyance is made subject to Declaration of Restrictive Covenants, of record in Book 7350, Page 24, re-recorded in Book 7367, Page 587; By-Laws of record in Book 7367, Page 615, and Articles of Incorporation of record in Book 7337, Page 529, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to a Storm Water Detention Agreement of record in Book 7189, Page 379, said Register's Office.

Survey by Campbell Surveying Co., Inc. dated November 23, 1988 shows a 10 foot public utility and drainage easement along rear lot line; 15 foot public utility easement along portion of Brian Circle; portion of a 15 foot drainage easement along northerly lot line; 2.5 foot by 25 foot utility anchor easement in northwest and southwest corners of lot.

THIS conveyance is made subject to a 20 foot minimum building setback line along Brian circle and 20 foot rear yeard setback line, of record in Book 6900, Pages 432-435, Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 181 Brian Circle, Antioch, Tn. 37013
(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 16th. day of December, 19 88

Gemcraft Homes (Tennessee), Inc.

By:
Bob Phillips, Vice-President

STATE OF TENNESSEE
Davidson County

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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) (their several oaths) acknowledged (himself) (themselves) to be the Vice-President and _____ respectively of the Gemcraft Homes (Tennessee), Inc. the within named bargainor, a corporation, and that (he) (they) as such Vice-President and _____, 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 and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 16th. day of December 1988

My commission expires 7-9-89

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

Gemcraft Homes (Tennessee), Inc.

TO

Steven A. Patton
Kenyl C. Patti

File Box 24

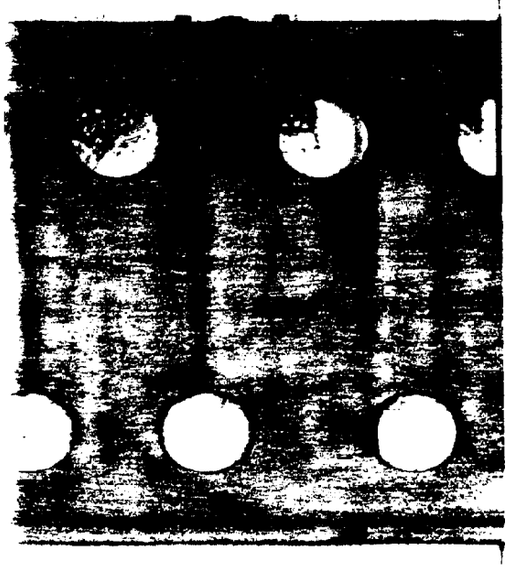
title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

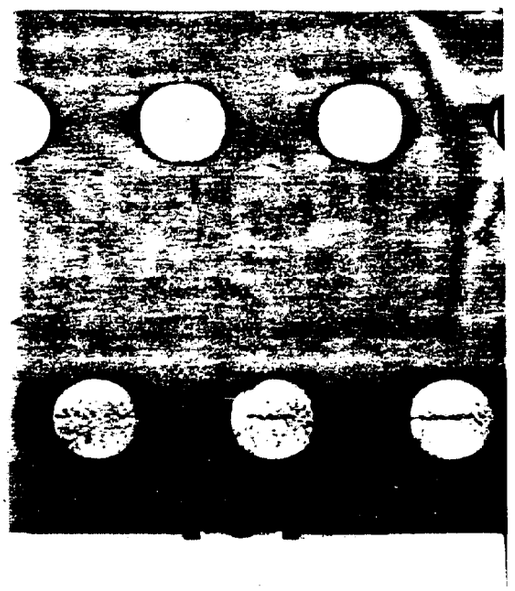
7637 02/16 0101 03CHECK 389.30

FEB 16 11 13 AM '89

INTANGIBLE TAX

0 9 3 4 4





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 115990.00
CON TX 382.80
PRFEE 0.50
WDEED 6.00
TOTAL 389.30
CHECK 389.30

02/16/89 01 11:14 0001 7637

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

093444

IDENTIFICATION

Feb 16 11 13 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 182098