This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel Nos.:
Dixie Earth Movers, Inc.	same	Map 52-8
9775 Concord Road		Parcels 151 and 150
Brentwood, Tennessee 37027		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, I, ROBERT B. HUFFINE, married ("Grantor"), have bargained and sold and do hereby transfer and convey unto DIXIE EARTH MOVERS, INC., a Tennessee corporation ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Being Lot Nos. 46 and 47 on the Plan of Meadow Bend, Section Three, of record in Plat Book 6250, page 532, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lots.
>
> Being part of the same property conveyed to Robert B. Huffine by Quitclaim Deed from Jerry C. Harlan and wife, Wanda G. Harlan, and Anna A. Huffine, of record in Book 7381, page 572, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1149 Sioux Terrace and 1145 Sioux Terrace, respectively, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except for the following items:

1. Real property taxes for the year 1989 are a lien, but are not yet due and payable.
2. Easement for construction and maintenance of a sanitary sewer line as described in the deed of record in Book 5942, page 341, Register's Office for Davidson County, Tennessee.

3. Deed of dedication for the transfer of water mains and lines to The Madison Subdivision Utility District of Davidson County, Tennessee, of record in Book 7364, page 153, said Register's Office.

4. The Plan of record in Plat Book 6250, page 532, said Register's Office, shows an owner's certificate, a surveyor's certificate, a 10-foot public utility and drainage easement across and to the rear of Lot 46 and across the rear of Lot 47, and various other notes and easements.

AND Grantor does further covenant and bind Grantee, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

Anna A. Huffine, wife of Robert B. Huffine, does hereby join in the execution of this Warranty Deed for the purpose of conveying any interest which she may have in the subject property by reason of her marriage to the Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of April, 1989.

ROBERT B. HUFFINE

ANNA A. HUFFINE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $24,000.00.

AFFIANT

Subscribed and sworn to before me, this 26th day of April, 1989.

NOTARY PUBLIC

MICHAEL NORTON NOTARY PUBLIC STATE AT LARGE STATE OF TENNESSEE

My Commission Expires:

My Commission Expires Nov 12, 1990

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, C. Michael Norton, a Notary Public in and for said County and State, Robert B. Huffine and Anna A. Huffine, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of April, 19[illegible].

C. Michael Norton
NOTARY PUBLIC

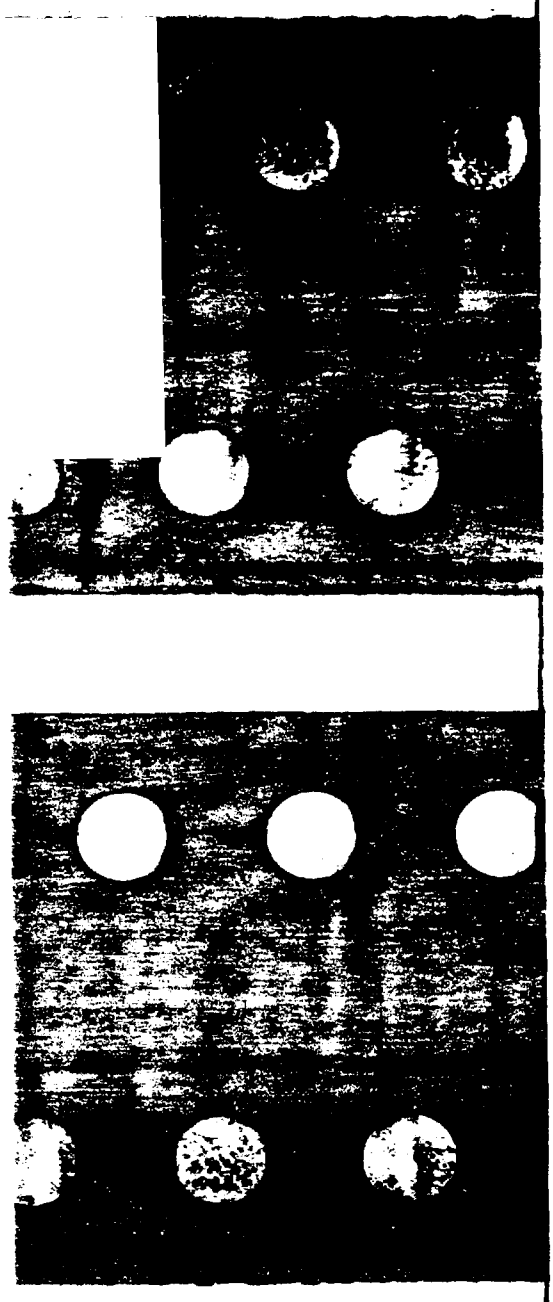
C. MICHAEL NORTON NOTARY PUBLIC STATE AT LARGE STATE OF TENNESSEE

My Commission Expires:
My Commission Expires Nov. 12, 1990

9556 04/27 0101 03CHECK 88.70

28074

APR 27 10 50 AM '89



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

RECEIVED OF _____

FOR _____

BOOK 7826 PAGE 123

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	24000.00
CON TX	79.20
PRFEE	0.50
WDEED	9.00
TOTAL	88.70
CHECK	88.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/27/89 01 1951 0001 9556

28074

TICOR TITLE INSURANCE

APR 27 10 50 AM '89

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

No. 203892