This Instrument Prepared By:
KIRK C. WAITE, P.C.
7100 Executive Center Dr., #101
P.O. Box 1966
Brentwood, Tennessee 37024-1966

BOOK 8119 PAGE 952

ADDRESS FOR NEW OWNER(S)	SEND TAX BILLS TO	MAP-PARCEL NOs.	
Houston Ezell Corporation		59-8-192	59-8-200
900 E. Church Street	SAME	59-8-194	59-8-201
Brentwood, TN 37027		59-8-195	59-8-225
		59-8-196	59-8-226
		59-8-197	59-8-227
		59-8-198	59-8-228
		59-8-199	59-8-229

SPECIAL WARRANTY DEED

For and in consideration of the sum of One Hundred Thirty-Four Thousand Four Hundred and No/100 ($134,400.00) Dollars, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Ronald J. Sommers, Trustee for the estate of Gemcraft Homes (Tennessee), Inc. Bankruptcy Case No. 89-02761-H2-7 (Southern District of Texas), has bargained and sold, and by these presents transfers and conveys unto Houston Ezell Corporation, a Tennessee Corporation, the Grantee herein, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lots 19, 21, 22 and 23 on the Plan of Claymille Station Subdivision, Phase Two of Record in Book 6900, Page 626, Register's Office of Davidson County, Tennessee and
>
> Lots 24, 25, 26, 27, 28, 78, 79, 80, 81 and 82 on the Plan of Claymille Station Subdivision, Phase Three of Record in Book 6900, Page 648, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Gemcraft Homes (Tennessee), Inc. by deed from Land Investment & Development Corporation of record in Book 7654, Page 324, Register's Office of Davidson County, Tennessee.
>
> Pursuant to the order authorizing sale of real property in In Re: Gemcraft Homes (Tennessee), Inc. Bankruptcy Case No. 89-02761-H2-7, Ronald J. Sommers, Trustee was authorized to sell the above described property.

This conveyance is made by Grantor and accepted by Grantee subject to the rights and interests of other parties by reason or in consequence of the matters which are enumerated in Exhibit "A" attached hereto and made a part hereof for all purposes as fully as though stated verbatim herein, to the extent that the same are valid, in effect, and shown of record in the Register's Office of Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Houston Ezell Corporation, a Tennessee corporation, its successors, and assigns forever. And I do covenant with the said Grantee that I will warrant and defend the

same described property against all personal lawfully claiming the same by or through me, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

These properties are unimproved property.

Current ad valorem taxes having been prorated, the payment thereof is assumed by the Grantee.

WITNESS my hand this 25 day of MAY, 1990.

RONALD J. SOMMERS, TRUSTEE FOR THE ESTATE OF GEMCRAFT HOMES (TENNESSEE), INC.

THE STATE OF TEXAS

COUNTY OF HARRIS

Personally appeared before me, the undersigned, a Notary Public in and for the State of Texas, the within named Ronald J. Sommers, Trustee for the Estate of Gemcraft Homes (Tennessee) Inc., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as his free act and deed, being authorized to do so by order of the Bankruptcy Court for the Southern District of Texas, Houston Division.

Witness my hand and official seal at Houston, Texas, this 25 day of May, 1990.

CYNTHIA DUTTON
Notary Public, State of Texas
My Commission Expires 3/11/91

Notary Public in and for
The State of T E X A S

(Printed or Typed Name of Notary)

(Commission Expiration Date)

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $134,400.00. This amount is equal to or greater than the property would bring at a fair and voluntary sale.

Doug Sanders Pres.
AFFIANT

JOANN SMITH NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES MARCH 11, 1991

Sworn to and subscribed before me this 31st day of May, 1990.

NOTARY PUBLIC

My Commission Expires:
3/11/91

R0145_65.01

EXHIBIT "A"

1. Rights or claims of parties in possession.

2. Unrecorded easements, if any, on, above or below the surface; and any discrepancies or conflicts in boundary lines or shortage in areas or encroachments, which a correct survey or an inspection of the premises would disclose.

3. Possible unfiled mechanics' and materialmen's liens.

4. General or special taxes and assessments required to be paid for the year 1990 and subsequent years.

5. Deed of Conveyance for Sanitary Sewer of record in Book 7681, page 537, Register's Office for Davidson County, Tennessee.

6. Deed of Conveyance for Water Main of record in Book 7681, page 500, Register's Office for Davidson County, Tennessee.

7. Deed of Conveyance for Water Main of record in Book 7893, page 314, Register's Office for Davidson County, Tennessee.

8. Deed of Conveyance for Sanitary Sewer of record in Book 7893, page 399, Register's Office for Davidson County, Tennessee.

9. Declaration of Covenants, Conditions and Restrictions for Claymille Station-Section 2, of record in Book 7514, page 41, said Register's Office.

10. Declaration of Covenants, Conditions and Restrictions for Claymille Station-Section 3, of record in Book 7546, page 658, said Register's Office.

11. All matters shown on the Plan of record in Book 6900, page 626 and Book 6900, page 648, said Register's Office.

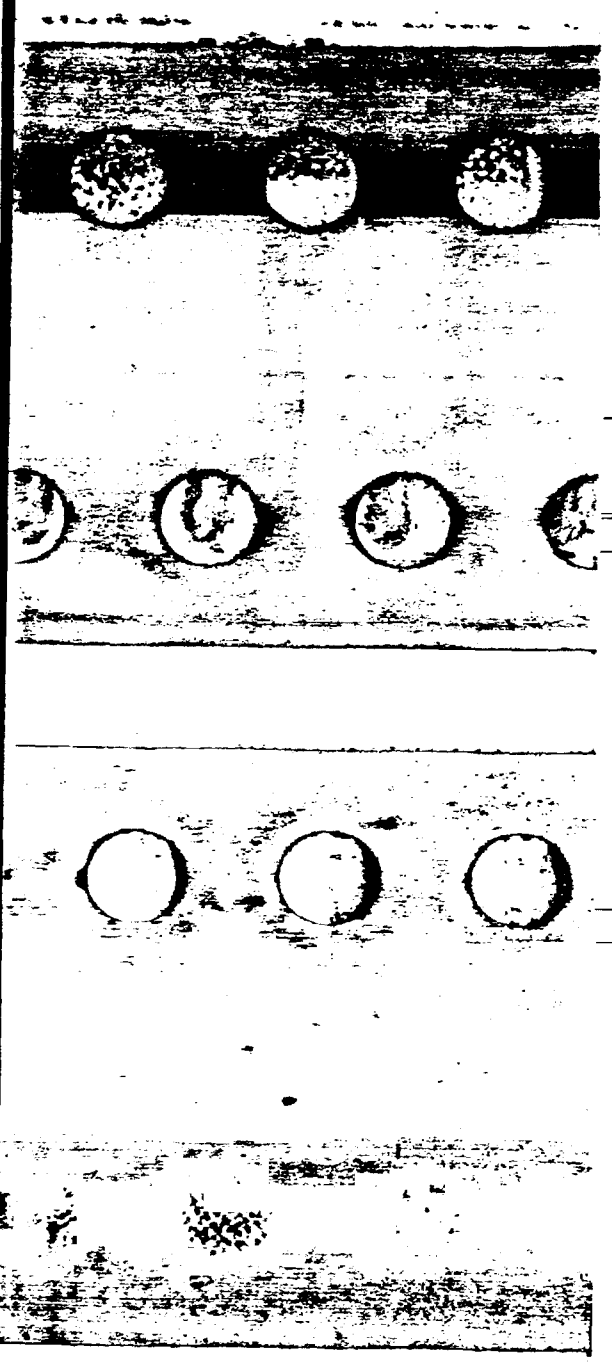
29971

IDENTIF. TREFERENCE

MAY 31 1 37 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

5122 05/31 0101 03CHECK 453.52



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8119 PAGE 955

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	
				134400.00
			CON TX	443.52
			PRFEE	1.00
			WDEED	9.00
			TOTAL	453.52
			CHECK	453.52
05/31/90		01	13:35 0001	6122

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29971

IDENTIF. T REFERENCE

MAY 31 1 37 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 323513