G# 307-1

FILE IN BOX #14
MAP 155-15-A
PARCELS 7, 151 & 152
FB#: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 57,000.00 .

_____
Affiant

Subscribed and sworn to before me this the 14th day of May, 1991.

My Commission Expires: 11/10/91

_____
Notary Public

KATHERINE GOODSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY:
PETER WEISS, ATTORNEY, 424 Church Street, 13th Floor, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: [MORTGAGEE: NONE]
CENTEX REAL ESTATE CORPORATION	"NEW OWNER"
(Name)	(Name)
2525 Perimeter Place Drive, Ste 201	
(Street Address)	(Street Address)
Nashville, TN 37214	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, CITIZENS AND SOUTHERN MORTGAGE CORPORATION, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto CENTEX REAL ESTATE CORPORATION, a Tennessee corporation, hereinafter called the "Grantee", its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lots Nos. 7, 151 and 152 on the Plan of Stonemeade, Section I, as of record in Book 6900, Pages 800 and 801, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Citizens and Southern Mortgage Company, now being Citizens and Southern Mortgage Corporation, by Trustee's Deed from Marshall L. Hix, Substitute Trustee, of record in Book 8110, Page 851, Register's Office for Davidson County, Tennessee.

DESCRIPTION CONTAINED HEREIN DERIVED FROM THE RECORDED PLAT AS SET OUT ABOVE, PREPARED BY JIMMY W. SPRINGER, TENNESSEE R.L.S. #825, REGISTERED LAND SURVEYOR, MCI CONSULTING ENGINEERS, INC., 3325 PERIMETER HILL DRIVE, NASHVILLE, TN 37211.

THIS is unimproved property.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within Stonemeade Subdivision; and including the requirement that all owners of lots in Stonemeade Subdivision to be members of the Stonemeade Homeowners' Association, subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the

payment thereof which is secondary to any first mortgage all as contained in instruments executed by the Grantor and in the Declaration of Covenants, Conditions and Restrictions for Stonemeade, of record in Book 7701, Page 290, and Reaffirmation of said instrument of record in Book 8349, Page 43, said Register's Office, which said instruments are included in this Deed by reference and made a part thereof the same as though copied herein verbatim.

2. Taxes for the current year which have been prorated and assumed by the Grantee herein.

3. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of open areas as shown on the Plan of Stonemeade Subdivision, of record as aforesaid.

4. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any walkway, or other common property, and the fee title to such common property (designated "Open Area" on the Plan of Stonemeade Subdivision, Section I) is vested in Stonemeade Homeowners' Association for the common enjoyment of all members.

5. Charter of the Stonemeade Homeowners' Association, of record in Book 7920, Page 728, said Register's Office, and By-Laws of the Stonemeade Homeowners' Association, of record in Book 7701, Page 331, said Register's Office, and Reaffirmation of Declaration of Covenants, Conditions and Restrictions for Stonemeade Subdivision, the Charter of the Stonemeade Homeowners' Association and the By-Laws of the Stonemeade Homeowners' Association, of record in Book 8349, Page 43, Register's Office for 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 Grantee, and the successors and/or assigns of said Grantee, forever; and, the Grantor further covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantee, its successors and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 14th day of May, 1991.

1 4.7.7.4.

IDENTIFICATION REFERENCE

MAY 16 9 49 AM '91

FILED FOR RECORD REGISTER DAVIDSON COUNTY, TN

CITIZENS AND SOUTHERN MORTGAGE CORPORATION

BY: Charles A Scruggs

CHARLES A. SCRUGGS

TITLE: VICE PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared CHARLES A. SCRUGGS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Vice President of CITIZENS AND SOUTHERN MORTGAGE CORPORATION, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

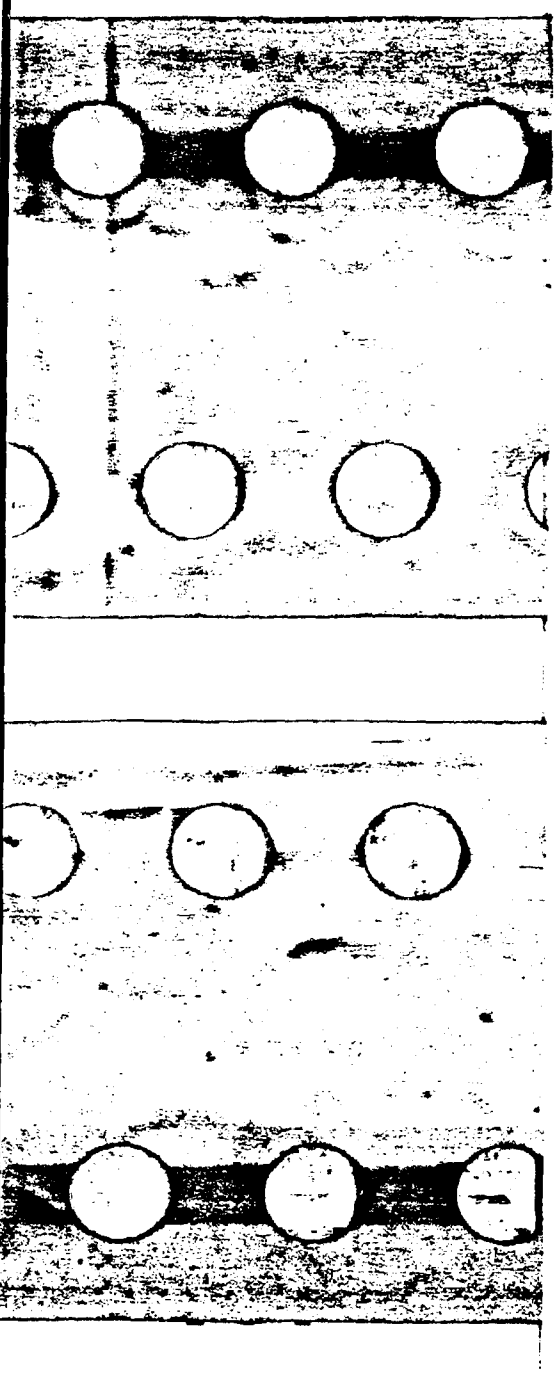
Witness my hand and official seal at office at Nashville, Tennessee, on this the 14th day of May, 1991.

My Commission Expires: 11/10/91

Notary Public

PETER E. LARSEN NOTARY PUBLIC DAVIDSON COUNTY AT LARGE STATE OF TENNESSEE

2221 05/16/91 03CHECK 195.10



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8353 PAGE 103

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 57000.00
				CON TX 188.10
				PRFEE 1.00
				WDEED 6.00
				TOTAL 195.10
				CHECK 195.10

05/16/91 01 09:51 0001 2621

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14774

IDENTIFI REFERENCE

Mar 16 9 49 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 422220