This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map & Parcel: 162-16D-12

BOOK 9372 PAGE 264

Send Tax Statements To:
PNC Mortgage Corp
440 North Fairway Dr.
Vernon Hills, IL 60061

Name/Address New Owner:
William M. Godwin III
4789 Crystal Brook Drive
Antioch, TN 37013

Name of Mortgagee:
PNC Mortgage Corp
440 North Fairway Dr.
Vernon Hills, IL 60061

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, RICHARD B. DIEMER, a married person, have bargained and sold and by these presents do transfer and convey unto WILLIAM M. GODWIN, III, a single man, his heirs and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 28 on the Plan of Honeybrook Section 1, as of record in Book 7900, Page 242, and revised by boundary plat of record in Book 7900, Page 254, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Richard B. Diemer by deed from Barry Construction Company of record in Book 8570, Page 867, Register's Office for Davidson County, TN.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1994 Davidson County property taxes are a lien but are not yet due and payable.

2. All matters as shown on the Plan of record in Book 7900, page 242, as amended in Book 7900, page 254, Register's Office of Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, and Restrictions of record in Book 8289, page 145, amended in Book 8298, page 198, and Second Amendment of record in Book 8434, page 447, Register's Office of Davidson County, Tennessee.

4. By-Laws of record in Book 8289, page 165, Register's Office of Davidson County, Tennessee.

5. Easement for Sanitary Sewer and/or Storm Drainage as of record in Book 4800, page 734, in Book 6835, page 492, and in Book 7358, page 569, Register's Office of Davidson County, Tennessee.

6. A permanent easement and right-of-way for electric power transmission purposes vested in the United States of America by Decree of the United States District Court for the Middle District of Tennessee, Nashville Division, of record in Book 2876, page 107, Register's Office of Davidson County, Tennessee.

7. Easement for road purposes granted to Davidson County by instrument of record in Book 583, page 262, Register's Office of Davidson County, Tennessee.

8. Easement condemned for purposes of Blue Hole Road set forth in Minute Book 56, page 186, Circuit Court, Davidson County, Tennessee, dated October 29, 1957.

9. Easement for flow of Mill Creek.

10. Dedication of Common Areas to Honey Brook Homeowners' Association a Tennessee not-for-profit corporation, of record in Book 8398, page 457, Register's Office of Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

Vickie Diemer, wife of Richard B. Diemer, joins in the execution of this instrument to convey all right, title and interest she may have in the subject property by virtue of her marriage to Richard B. Diemer.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 26th day of May, 1994.

Richard B. Diemer
RICHARD B. DIEMER

Vickie Diemer
VICKIE DIEMER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD B. DIEMER and wife, VICKIE DIEMER, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 26th day of May, 1994.

Stephanie A. Glenn
Notary Public

My Commission Expires:
2/18-1997

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration of value, whichever is greater, for this transfer is the sum of $104,000.00.

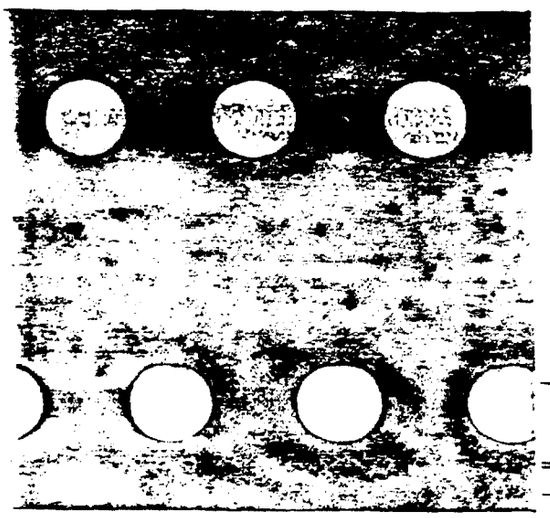
William M. Dodson
Affiant

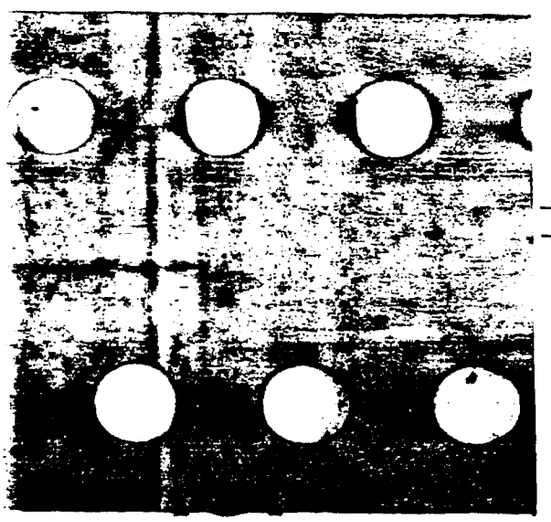
Sworn to and subscribed before me on this the 26th day of May, 1994.

Stephanie A. Glenn
Notary Public

My Commission Expires:
11-18-1997

58827
IDENTIFICATION REFERENCE
94 JUN -8 AM 8:15
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.
3696 06/08 0101 03CHECK 393.80





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

RECEIVED OF _____

FOR _____

BOOK 9372 PAGE 266

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	
				104000.00
			CON TX	384.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	393.80
			CHECK	393.80
06/08/94	01	09:15	0001	3696

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58827
IDENTIF. # REFERENCE

94 JUN -8 AM 9:15
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 800459