File Box 38 , First Title and Escrow Company, Inc. File #12952

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 9584 PG 717

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARK C. FIGHTS (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	MAP 172-3-B
745 East Woodlands Trail (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 353 (STREET ADDRESS)	PARCEL 25
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Louisville, Kentucky 40201-0353 (CITY) (STATE) (ZIP)	FIELD BK. 6DU83006

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, RICHTER DIAL BUILDERS, INC., A Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK C. FIGHTS, MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of The Woodlands-Phase 2, as of record in Plat Book 6900, page 635, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Richter Dial Builders, Inc. by Special Warranty deed from Meritbanc Development Corporation (f/k/a Hardin Service Corporation) of record in Book 8671, Page 388, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 7334, page 109, Book 7408, page 250, amended in Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, 8634, page 224, re-recorded in Book 8643, page 675; (3) Easements of record in Book 6710, page 495, and in Book 7091, page 428, Book 7917, page 422; and (4) Dedication of common area of record Book 8472, page 310; (5) Charter of Incorporation of record in Book 8454, page 246; (6) Storm Water Detention Agreement of record in Book 7336, page 3; (7) Agreement for Participation in Huntington Park Trunk Sewer of record in Book 6699, page 752; (8) All matters appearing on the Plan of record in Plat Book 6900, page 635, and in Book 6900, page 497, said Register's Office.

30194
IDENTIF. & REFERENCE

95 FEB -1 AM 11:13
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 745 East Woodlands Trail, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of January, 19 95

RICHTER DIAL BUILDERS, INC.
By: [signature]
Debra Weckesser, Sales Manager

STATE OF TENNESSEE
COUNTY OF _____

BOOK 9584 PG 718

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 ____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debra Weckesser

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Sales Manager of RICHTER DIAL BUILDERS, INC. the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 27th day of January 19 95

My commission expires 11/20/96 Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,554.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 1995

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM RICHTER DIAL BUILDERS, INC.

TO MARK C. FIGHTS, MARRIED

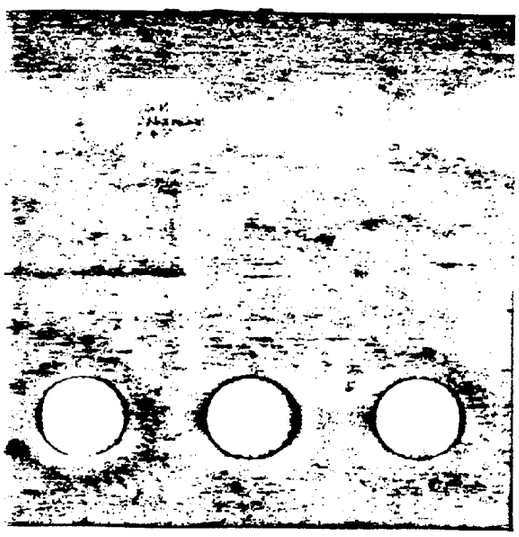
7415 02/01 0101 03CHECK 573.45

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____



BOOK 9584 PG 719

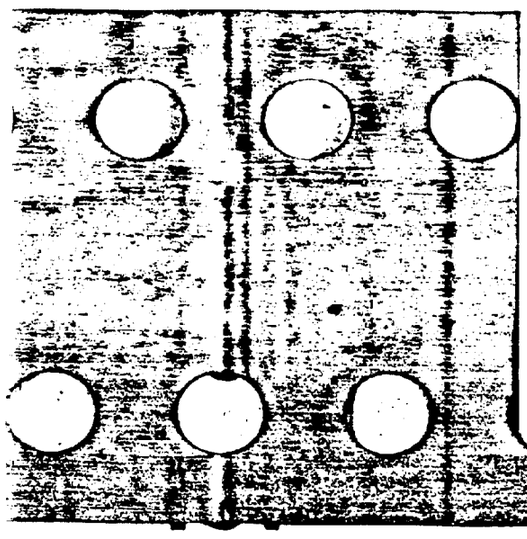
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 152554.00
CON TX 564.45
PRFEE 1.00
WDEED 8.00
TOTAL 573.45
CHECK 573.45

02/01/95 01 11:13 0001 7415

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



30194
IDENTIF. # REFERENCE

95 FEB -1 AM 11:13

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 877175