WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

BOOK 9637 PG 987

THIS INDENTURE, made and entered as of the **31st** day of **March, 1995** by and between

RICHTER DIAL BUILDERS, INC. , a **TENNESSEE** corporation,

hereinafter referred to as Grantor, and

JOHN R. IRVIN and LINDA S. IRVIN, HUSBAND AND WIFE .

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 19 ON THE PLAN OF THE WOODLANDS, PHASE I, SECTION 1 OF RECORD IN BOOK 6900 PAGES 498 AND 499 REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO RICHTER DIAL BUILDERS, INC. BY DEED FROM MERITBANC DEVELOPMENT CORPORATION OF RECORD IN BOOK 8671 PAGE 388 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

RICHTER DIAL BUILDERS, INC.

_____

ROBERT DOUGLAS RICHTER SECRETARY

_____ _____

BOOK 9637 PG 988

CORPORATE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared ROBERT DOUGLAS RICHTER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be SECRETARY of the RICHTER DIAL BUILDERS, INC., the within named bargainor, a corporation, and the he/she as such SECRETARY, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as SECRETARY.

Witness my hand, at office, in BRENTWOOD, TENNESSEE, this 31st day of March, 1995.

Notary Public

My Commission Expires MAY 23, 1998

Commission Expiration: _____

SANDY RING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$190,385.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **31st** day of **March, 1995.**

Notary Public

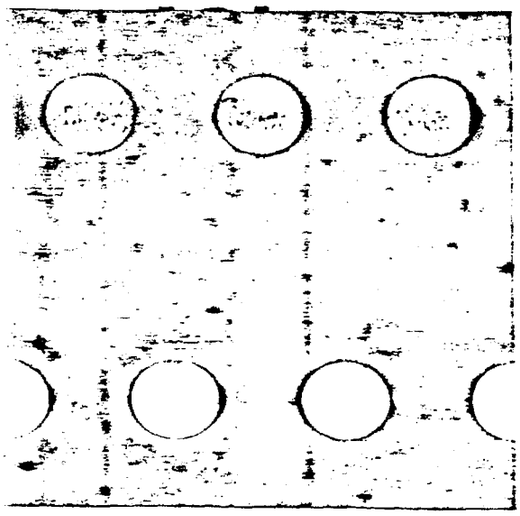
My Commission Expires MAY 23, 1998

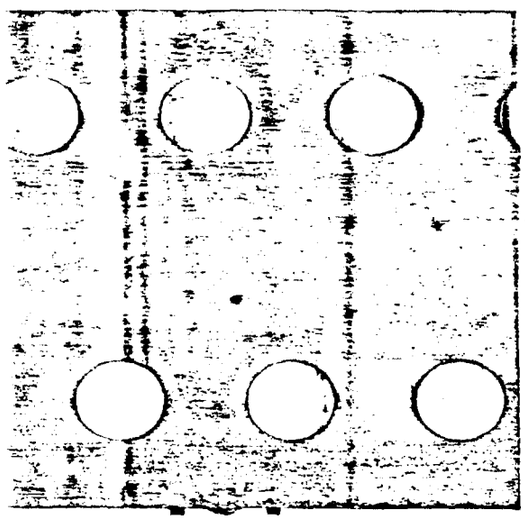
Commission Expiration: _____

SANDY RING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD. NASHVILLE, TN. 37215	GMAC MORTGAGE 8360 OLD YORK RD.BLDG3,3RD FLR ELKINS PARK, PA 19117	5904 WOODLANDS AVENUE NASHVILLE, TN 37211 MAP PARCEL NUMBER 172-3-A-19CO

RECEIVED FOR RECORD
7:37:10





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

RECEIVED OF _____

FOR _____

BOOK 9637 PG 989

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

AMT	190385.00
CON TX	704.48
PRFEE	1.00
MDEED	8.00
TOTAL	713.48
CHECK	713.48

04/05/95 01 10:31 0001 7780

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE 61784

95 APR -5 AM 10:32

DAVIDSON COUNTY, TN

No. 897303