File No. 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9861 PG 616

ADDRESS NEW OWNER:
Jeffrey J. Ivester and Kathryn J. Ivester
6505 Wildgrove Drive
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
GMAC Mortgage Corporation of PA
8360 Old York Road
Elkins Park, PA 19117-1590

MAP AND PARCEL:
MAP 176-5A
PARCEL 12
2D77655

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Holigan Homes, Inc. hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeffrey J. Ivester and wife, Kathryn J. Ivester, as tenants by the entirety , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot 29, Hickory Woods Estates, Section "C" as reocrded in Book 6900, Pages 885, 886 and 887, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Holigan Homes, Inc. , by deed from T & T Partners, I, a Texas general partnership of record in Book 9728, Page 43, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Subject to Amended and Restated Declaration of Covenants, Conditions, and Restrictions of record in Book 9678, Page 187, amended in Book 9764, Page 44; By-Laws in Book 9678, Page 213, Charter in Book 9680, Page 319, Quitclaim Deed conveying common area in Book 9786, Page 923, Register's Office, Davidson County, Tennessee.

This conveyance is subject to public utility and drainage easment, utility anchor easement, public utility easement and minimum building and setback lines, of record in Plat Book 6900, Pages 885, 886 and 887, said Register's Office.

This is improved property known as 6505 Wildgrove Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeffrey J. Ivester and wife, Kathryn J. Ivester, their heirs and assigns, forever; and we, Holigan Homes, Inc. 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the

said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 10th day of November, 1995. BOOK 9861 PG 617

Holigan Homes, Inc.

Scott C. Smith, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Scott C. Smith as Vice-President of Holigan Homes, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Vice-President of 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 and official seal at Nashville, Tennessee, this the 10th day of November, 1995.

NOTARY PUBLIC

My Commission Expires: 3-21-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 118,900.00.

AFFIANT

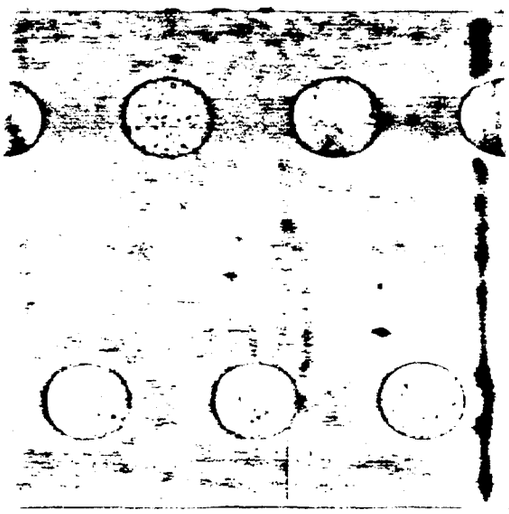
Subscribed and sworn to before me this 10th day of November, 1995.

NOTARY PUBLIC
My Commission Expires: 3-21-98

95 NOV 16 AM 10:45
REGISTER
DAVIDSON COUNTY, TN.

0123691
IDENTIFICATION REFERENCE

7162 11/16 0101 03CHECK 448.93



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

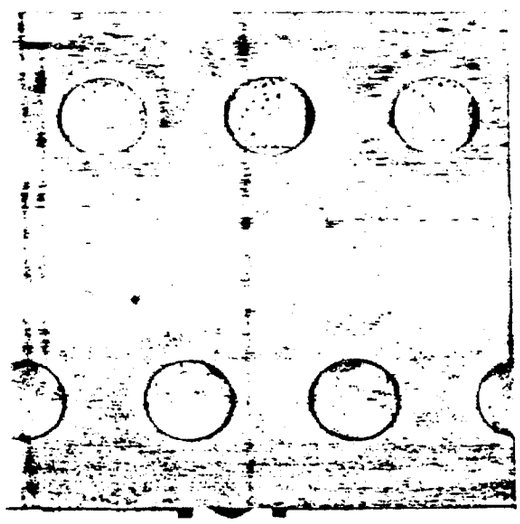
RECEIVED OF _____

FOR _____

BOOK 9861 PG 618

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
118900.00
CON TX 439.93
PRFEE 1.00
[illegible] 8.00
[illegible] 448.93
CHECK 448.93

11/16/95 01 10:44 0001 9162

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0123691
IDENTIF. # REFERENCE

95 NOV 16 AM 10:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 977718