This Instrument Prepared By:

Bottorff & Kavin
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9893 PG 228

ADDRESS NEW OWNER:
Mike Ford Custom Builders, LLC
2713 Priest Lake
Nashville, TN 37217

SEND TAX BILL:
To Owner

MORTGAGEE:
TransFinancial Bank

Murfreesboro, TN

MAP AND PARCEL:
MAP 172-3
GROUP A
PARCEL 104 & 105

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Richter Dial Builders Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mike Ford Custom Builders, LLC, hereinafter called the Grantee, its successors 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 Lots No. 104 and 105 on the Plan of the Woodlands, Phase I, of record in Plat Book 6900, pages 498 and 499, Register's Office, Davidson County, Tennessee.

Being a part of 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.

This is unimproved property.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mike Ford Custom Builders, LLC, its successors and assigns, forever; and Richter Dial Builders Inc. does covenant with the said Grantee that it 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; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

MAIL ENV.

95 DEC 19 PM 2:13

DAVIDSON COUNTY, TN.

0133588

IDENTIFICATION REFERENCE

Witness the hand of a duly authorized officer this the 15th day of December, 1995.

BOOK 9893 PG 229

Richter Dial Builders, Inc.

By: _____
R. Douglas Richter, Secretary

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named R. Douglas Richter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Secretary of Richter Dial Builders, Inc. and that as such Secretary he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 15th day of December, 1995.

_____
NOTARY PUBLIC

My Commission Expires: 9-28-97

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 65,000.00.

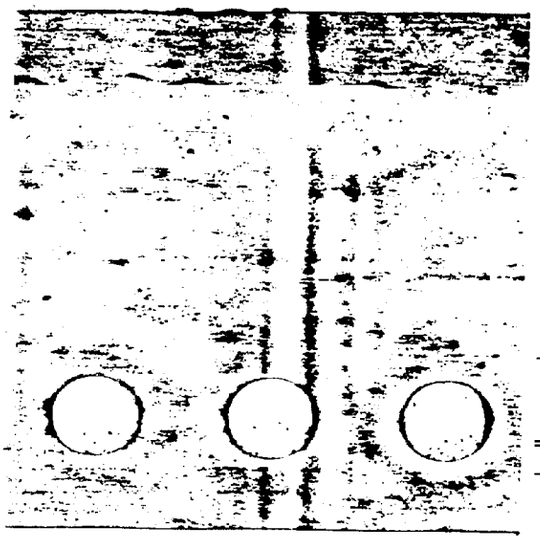
_____
AFFIANT

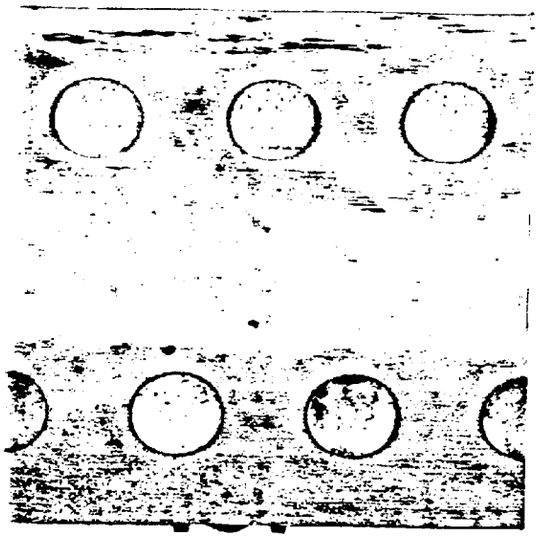
Subscribed and sworn to before me this 15th day of December, 1995.

_____
NOTARY PUBLIC

My Commission Expires: 2-28-98

95 53 12:19 0101 03CHECK 249.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9893 PG 230

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 65000.00
CON TX 240.50
PRFEE 1.00
WAIVED 8.00
TOTAL 249.50
CHECK 249.50

12/19/95 01 14:13 0001 9963

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0133588
IDENTIF. & REFERENCE

95 DEC 19 PM 2:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 988386