BOOK 9963 PG 919

Box 60

This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Deluxe Homes, Inc.	Owner	150-11-264 (Lot 1)
5068 Murfreesboro Road		150-11-265 (Lot 2)
Lavergne, TN 37086		150-11-266 (Lot 3)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 51,000.00 .

Affiant

My Commission Expires:

July 28, 1997

Subscribed and sworn to before me this 28th day of FEBRUARY 1996.

Notary Public

NOTARY PUBLIC

****

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BRENT FOSTER**, ("Grantor") by these presents does hereby transfer, sell and convey to **DELUXE HOMES, INC., a Tennessee corporation,** ("Grantee") its successors and assigns, a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to wit:

Being Lot No. 1, Lot No. 2, and Lot No. 3, on the Plan of Phase I, Belle Oaks Subdivision, of record in Plat Book 6900, page 768, Davidson County Register's Office, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Brent Foster by deed from Reynold Bubis and wife, Harriett Bubis, of record in Book 8543, page 289, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1996 and subsequent years; all matters shown on the Plan of record in Plat Book 6900, page 768, Register's Office for Davidson County, Tennessee; and Restrictive Covenants contained in instrument of record in Book 7821, page 266, said Register's Office.

This is unimproved property as follows:
Lot 1 is known as 3701 Belle Oaks Drive, Nashville, TN
Lot 2 is known as 3705 Belle Oaks Drive, Nashville, TN
Lot 3 is known as 3709 Belle Oaks Drive, Nashville, TN

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to **DELUXE HOMES, INC., a Tennessee corporation,** its successors and assigns forever.

AND the Grantor does hereby covenant with **DELUXE HOMES, INC., a Tennessee corporation,** that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said real property to the said **DELUXE HOMES, INC., a Tennessee corporation,** and its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 28th day of FEBRUARY, 1996.

GRANTOR:

Brent Foster

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named BRENT FOSTER, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Lavergne, Tennessee, this 28TH day of FEBRUARY, 1996.

My Commission Expires:

July 28, 1997

Barbara S Lamb
Notary Public

DANA S. LAMB • NOTARY PUBLIC AT LARGE • TENN. CO.

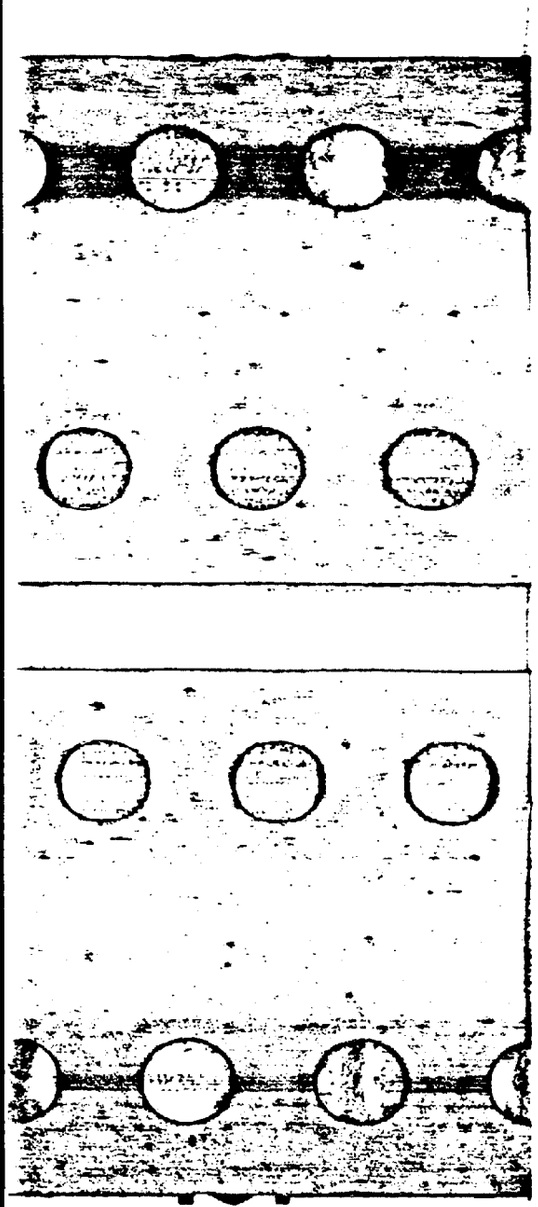
015551

IDENTIF. & REFERENCE

96 MAR -1 PM 12:35

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3513 03/01 0101 03CHECK 197.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9963 PG 921

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 51000.00	
			CON TX 188.70	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 197.70	
			CHECK 197.70	
03/01/96	01		12:39 0001 3513	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0155551 IDENTIF. ↓ REFERENCE

96 MAR -1 PM 12:35

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1011640