This Instrument Prepared By:
CORBETT, CROCKETT & VAN SLYKE
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Stephen M. Staggs 2 Wyndham Place Nashville TN 37215	Signet Mortgage Corp. 101 Gateway Centre Pkwy. 6th Floor Richmond, VA 23235	Map 116 Group 12F Parcel 2

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, A & H Builders, L.P., a Tennessee limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey to Stephen M. Staggs, an unmarried man, (Grantee"), his heirs, representatives and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Wyndham Chase, of record in Plat Book 6900, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to A&H Builders, L.P., a Tennessee limited partnership, by deed of record in Book 10015, Page 992, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, representatives and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Taxes for the year 1996, a lien but not yet due and payable.

(2) All matters as are shown on the Plan of record in Plat Book 6900, Page 101, Register's Office for Davidson County, Tennessee.

(3) Declaration of Covenants, Conditions, and Restrictions (including By-Laws) contained in an instrument of record in Book 7019, Page 922, Register's Office for Davidson County, Tennessee, amended and restated in Book 7419, Page 217, said Register's Office, and further amended in Book 7951, Page 5, said Register's Office.

(4) Deed of Conveyance for water and sewer services of record in Book 8131, Page 957, Register's Office for Davidson County, Tennessee.

(5) Deed of Conveyance for water and sewer services of record in Book 8131, Page 980, Register's Office for Davidson County, Tennessee.

(6) Subject to rights of others in and to the common areas/elements.

BOOK 10024 PAGE 115

This is improved property known as 2 Wyndham Place, Nashville, TN 37215.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, his heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 22 day of April, 1996.

A & H BUILDERS, L.P., a Tennessee limited partnership

By: Bob Haley
General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, **Bob Haley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the General Partner of A & H Builders, L.P., the within named bargainor, a Tennessee Limited Partnership, and who acknowledged that as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as general partner.

WITNESS MY HAND, at office, this 22 day of April, 1996.

Notary Public

My Commission Expires: 11-22-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PICK-UP

The actual consideration or value, whichever is greater, for this transfer is $435,000.00

Affiant

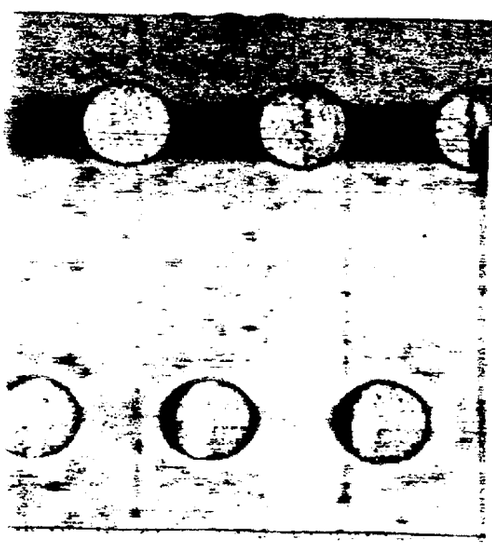
Sworn to and subscribed before me this 22 day of April, 1996.

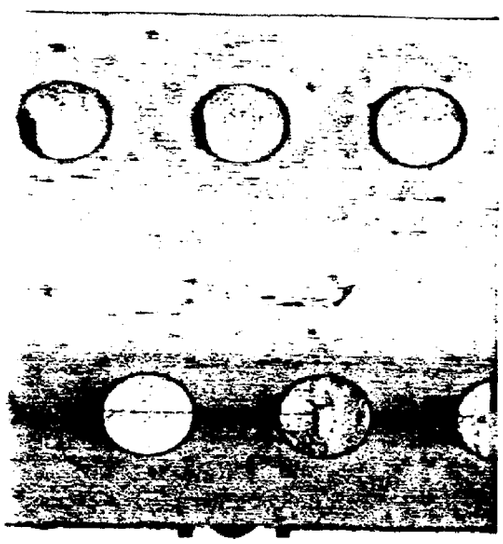
Notary Public

My Commission Expires: 11-22-97

IDENTIFICATION REFERENCE 0174163

Arnold\Wyndham\WDeed.2:ddh





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10024 PG 116

CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MT MORTGAGE	REL RELEASE	CO TX - STATE TAX CONVEY
WT 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
				45000.00
				1009.50
				1.00
				3.00
				1113.50
				1113.50
			0- 1113.50	CK 1113.50 3001 3495

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0174163
IDENTIFICATION REFERENCE

SEP 23 11 10: 56

No. 1031424