Box 60 R.O.D.C.T.

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

Box 60

WARRANTY DEED

10037 PG 686

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Deluxe Homes, Inc.	Owner	150-11-315
5068 Murfreesboro Road		150-11-317
Lavergne, TN 37086		150-12-1

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 $ 50,000.00 .

Affiant

My Commission Expires:

July 28, 1997

Subscribed and sworn to before me this 1st day of May, 1996.

Notary Public

NARA S. LAMB NOTARY PUBLIC AT LARGE TENN.

****

JRF

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JOHN RICHARD FOSTER,** and wife, **CHRISTY FOSTER** *who joins herein for the express purpose of conveying any marital interest she may have in the property herein conveyed,* ("Grantors") by these presents do 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. 52, Lot No. 54, and Lot No. 55, 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 the same property conveyed to John Richard Foster by deed from Brent Foster, of record in Book 10012, page 346, 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 52 is known as 6221 Mt. View Road, Nashville, TN
Lot 54 is known as 6229 Mt. View Road, Nashville, TN
Lot 55 is known as 6233 Mt. View Road, 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 Grantors do hereby covenant with **DELUXE HOMES, INC., a Tennessee corporation,** that they are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantors do further covenant and bind themselves, their 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, we have hereunto set our hands on this the 1ST day of MAY, 1996.

GRANTORS:

John Richard Foster

Kristy Foster by John Richard Foster

Kristy Foster, by and through her attorney-in-fact, John Richard 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 JOHN RICHARD FOSTER, with whom I am personally acquainted, or who furnished proof of identity, and who, upon oath, acknowledged himself to be the within named bargainor, and who further acknowledged himself to be the attorney-in-fact of Kristy Foster, Foster, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Lavergne, Tennessee, this 1ST day of MAY, 1996.

My Commission Expires:

July 28, 1997

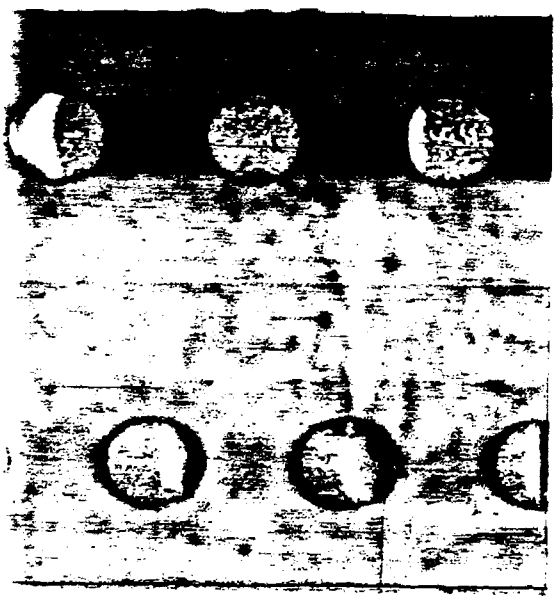
Barbara S. Lamb
Notary Public

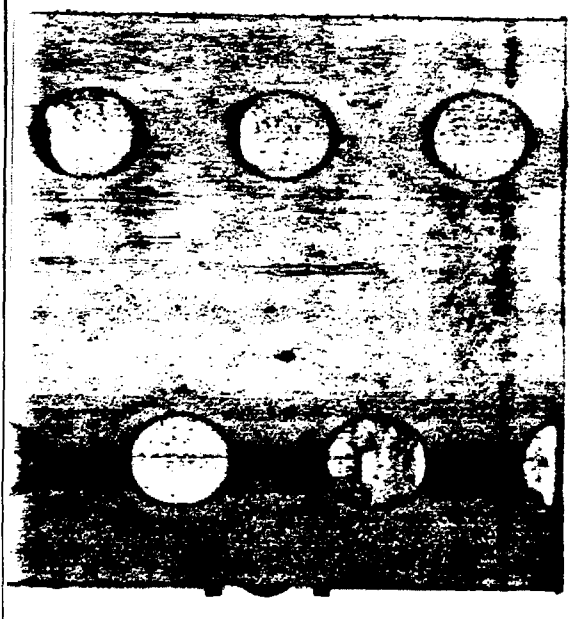
BARBARA S. LAMB NOTARY PUBLIC

0177987
IDENTIF. ↑ REFERENCE

96 MAY -2 PM 3:29
FELIX A. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.

95/02/01 10:02 CHECK 194.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10037 PG 688

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	50000.00
			CON TX	185.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	194.00
			CHECK	194.00
05/02/96	01		15:32 0001	7465

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177987
IDENTIF. ↑ REFERENCE

96 MAY -2 PM 3:
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1035496