File Box #24

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

BOOK 10039 PG 598

ADDRESS NEW OWNER:
Bobby R. Craft
3937 Rock Creek Drive
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Bank and Trust
1691 No. Mt. Juliet Road
Mt. Juliet, TN 37122

MAP AND PARCEL:
MAP 175-8
PARCEL 26
2D77242

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 Bobby R. Craft, unmarried , 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 34, Hickory Woods, Section One, of record in Book 6900, Page 509, as amended in Book 7582, Page 166, and Book 9997, Page 844, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Holigan Homes, Inc., by deed from T & T Partners, I of record in Book 9830, Page 67, 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 7932, Page 648, and Book 9678, Page 213; Charter in Book 7857, Page 87, as re-recorded in Book 7876, Page 67, and of record in Book 9680, Page 319; and 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 easement, and utility anchor easement of record in Book 6900, Page 509, as amended in Book 7582, Page 166, and Book 9997, Page 844, said Register's Office.

Subject to plat notes of record in Book 6900, Page 509, said Register's Office.

This is improved property known as 3937 Rock Creek 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 Bobby R. Craft, unmarried, 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 30th day of April, 1996. 10039 599

Holigan Homes, Inc.

James E. Ruddell, Assistant 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 James E. Ruddell as Assistant 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 Assistant 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 30th day of April, 1996.

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 $ 118,500.00.

AFFIANT

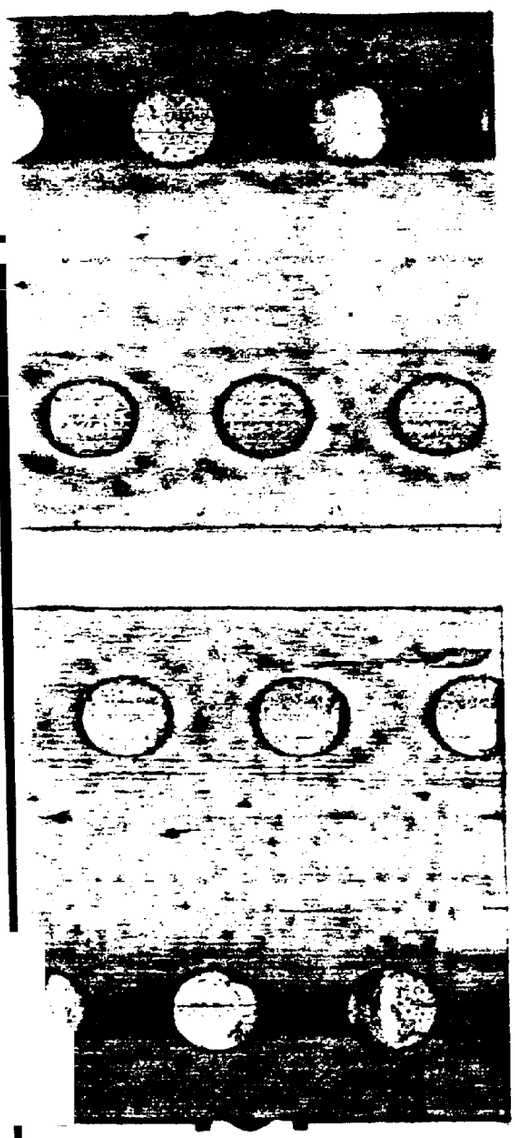
Subscribed and sworn to before me this 30th day of April, 1996.

NOTARY PUBLIC
My Commission Expires: 3-21-98

96 MAY -3 PM 2:29

3043 05/03 2101 03CHECK 447.45

0178496 IDENTIF. # REFERENCE



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10039 PG 600

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	
				118500.00
			CON TX	438.45
			PRFEE	1.00
			WDEED	8.00
			TOTAL	447.45
			CHECK	447.45
05/03/96	01	14:31	0001	8043

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178496
IDENTIF. ↑ REFERENCE

96 MAY -3 PM 2:29
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1036066