BOOK 10060 PG 697

B02 44

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS:
Lowery Construction Company, Inc. 608 Copperfield Court Brentwood, TN 37027	Same	Map 149-5 Parcels 195 (Lot 163) 196 (Lot 164)

FOR AND IN CONSIDERATION of the sum of Ten 00/100 ($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;

The Ferreira Corporation, a Tennessee corporation,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Lowery Construction Company, Inc.

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 the 2nd Civil District of Davidson County, Tennessee, being Lot Nos. 163 and 164 of Pebble Trace, Section 1, as of record in Plat Book 6900, page 34, Register's Office for said County to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to The Ferreira Corporation, a Tennessee corporation, by deed from Pebble Trails Estates, Inc. of record in Book 9192, page 879 (Lot 163) and Book 9192, page 876 (Lot 164), Register's Office for Davidson County, Tennessee.

Subject to any and all existing restrictions and easements of record.

This description is the same as used in previous deed.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee his heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, to warrant and defend title against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 23rd day of May, 1996.

THE FERREIRA CORPORATION

By: _____
RAYMOND H. FERREIRA, President

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Raymond H. Ferreira, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of The Ferreira Corporation the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of May, 1996.

My Commission Expires:
P.H.S. 2-4-97

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $35,000.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of May, 1996.

My Commission Expires:
5/30/99

NOTARY PUBLIC

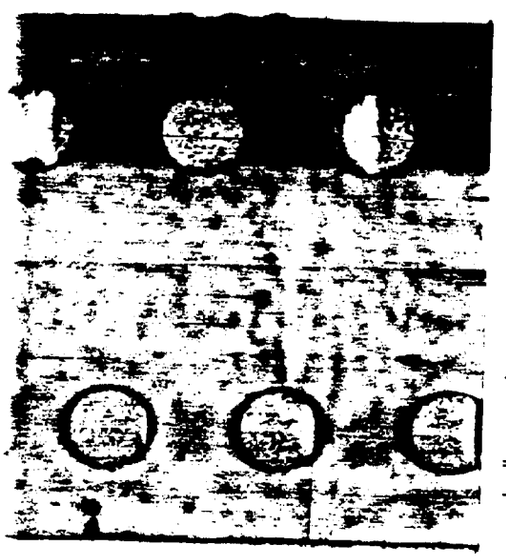
WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0185069
IDENTIFICATION REFERENCE

96 MAY 24 PM 1:59

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

5240 05/24 0101 03CHECK 138.50



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

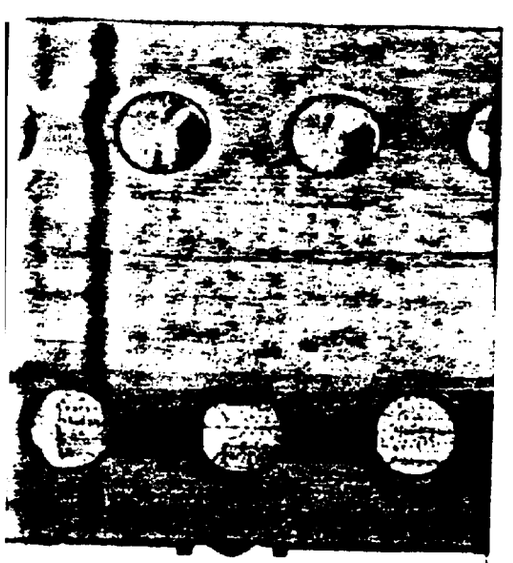
RECEIVED OF _____

FOR _____

BOOK 10060 PG 699

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	35000.00
CON TX	129.50
PRFEE	1.00
WDEED	8.00
TOTAL	138.50
CHECK	138.50

05/24/96 01 14:04 0001 5240

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0185069
IDENTIF. ↑ REFERENCE

96 MAY 24 PM 1:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1043162