55

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10070 PG 155

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

James E Ruddell
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC THIS 28th DAY OF MAY, 1996.

Notary Public

My Commission Expires: 11 30 97

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue, Suite 200
Franklin, TN 37064

FELIX E. DELAUNE, REGISTER
DAVIDSON COUNTY, TN.
96 JUN -3 PM 12:38

IDENTIF. & REFERENCE

0187901

ADDRESS NEW OWNER(S) AS FOLLOWS:

Holigan Family Investments, Inc.
6029 Beltline Road, Ste 110
Dallas, TX 75240

SEND TAX BILLS TO:
Same As Owner

MAP-PARCEL NUMBERS:
Map 150-3 Parcel 87

For and In Consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, The receipt and sufficiency of which is hereby acknowledged, Ira N. Childress and wife Mary Janice Childress hereinafter referred to as GRANTORS hereby transfer and convey to Holigan Family Investments, Inc. Hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, Described as follows, TO-WIT:

LAND in Davidson County, Tennessee being Lot No. 61 on the Plan of The Country, Section 3, of record in Plat Book 5200, page 44, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ira N. Childress by deed from Raymond E. Raab and wife Starlyn Raab and Carl F. Raab, unmarried.

THIS CONVEYANCE IS MADE SUBJECT TO:

Restrictive Covenants contained in instrument of record in Book 5281, page 813 register's Office for Davidson County, Tennessee.

Subject to matters as set forth on the Plan of record in Book 5200, page 44 Register's Office for Davidson County, Tennessee.

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

Mary Janice Chilress joins in the execution of this document for the purposes of conveying any and all interest she may have.

This is improved property, known as 3320 Country Way Road, 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 **GRANTEES**, their heirs and assigns forever, and we 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 the same is unencumbered, unless otherwise herein set out; 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this ___ day of May 1996.

Ira N. Childress

Mary Janice Childress

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

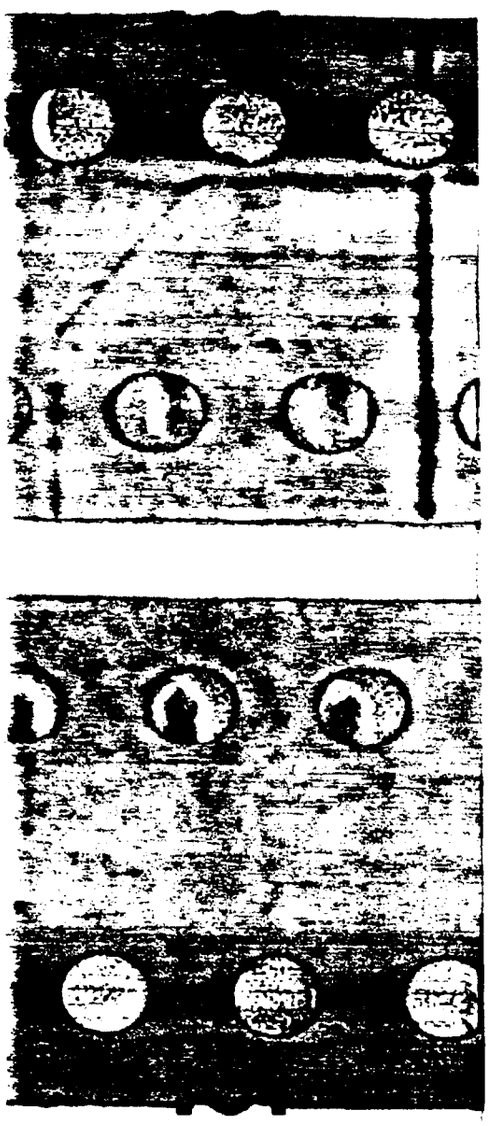
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ira N. Childress and wife Mary Janice Childress with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29 day of April, 1996.

Notary Public

11-30-97
My Commission Expires

3246 06/03 0101 03CHECK 364.20



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

RECEIVED OF _____

FOR _____

BOOK 10070 PG 157

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 96000.00
				CON TX 355.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 364.20
				CHECK 364.20
			06/03/96 01	12:42 0001 8246

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187901
IDENTIF. ↑ REFERENCE

96 JUN -3 PM 12:38
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1046135