BK/ 10097 PG 490

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,046.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES January 29, 2000
(AFFIX SEAL)

N0496-378L

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Grant (NAME)	FLEET FINANCE, INC. (NAME)	MAP 176-5-A
6744 Birchbrook Drive (ADDRESS)	2485 Murfreesboro Road (ADDRESS)	PARCEL 25
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN 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., a Texas corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter Grant and wife, JoAnn Grant

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:

EXHIBIT "A" - LEGAL DESCRIPTION

Being Lot No. 42 on the Plan of Hickory Woods, Section C, of record in Plat Book 6900, page 885, page 886 and page 887, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being the same property conveyed to the within named grantors by deed of even date, which instrument is being recorded simultaneously herewith.

Being part of the same property conveyed to Holigan Homes, Inc., a Texas Corporation by deed from T & T Partners I, a Texas General Partnership of record in Book 9867, Page 397, as executed on November 22, 1995 and filed for record on November 22, 1995, Register's Office for said County.

This Conveyance is subject to Restrictive Covenants of record in Book 9678, Page 187, Register's Offic. for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 6744 Birchbrook Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 17th day of June 19 96

Holigan Homes, Inc., a Texas corporation

By:

James E. Ruddell, Asst. Vice President

BOOK 1097 PG 491

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James E. Ruddell and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Asst. Vice President and _____ respectively of the Holigan Homes, Inc. the within named bargainor, and corporation, and that he as such Asst. Vice President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James E. Ruddell as such Asst. Vice President and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 17th day of June 1996.

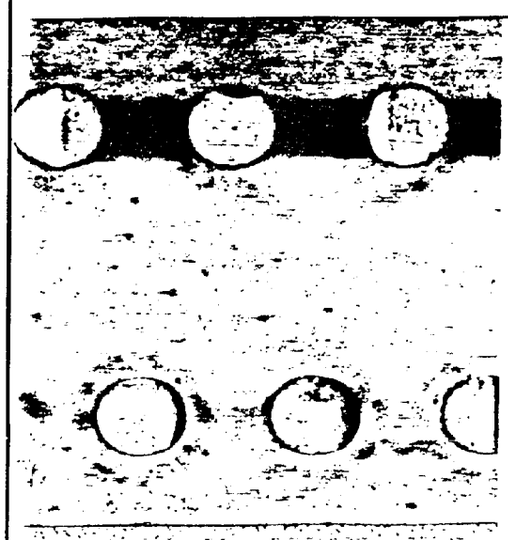
My commission expires January 29, 2000

_____
Notary Public

0196327
IDENTIFICATION REFERENCE

96 JUN 25 PM 12:42
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

7407 06/25 0101 03CHECK 567.87



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

RECEIVED OF _____

FOR _____

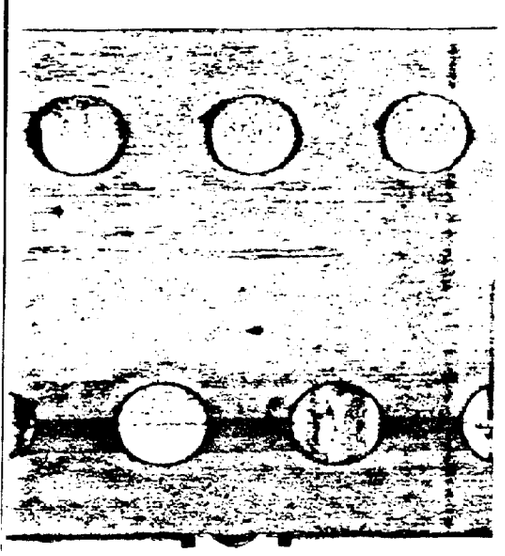
BOOK 10097 PG 492

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
151045.00
CON TX 558.87
PRFEE 1.00
WDEED 8.00
TOTAL 567.87
CHECK 567.87

06/25/96 01 12:45 0001 7407



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196327
IDENTIFICATION REFERENCE

96 JUN 25 PM 12:42

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1055175