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

BOOK 10103 PG 674

# SPECIAL WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| Westminster Homes, Inc.<br>9000 Church Street East<br>Brentwood, TN 37027 | Owner | 172-3-B-19.00CO 172-3-B-23.00CO |

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 41,000.00.

Affiant

My Commission Expires:

July 28, 1997

Subscribed and sworn to before me this 20th day of JUNE, 1996.

Notary Public

**********

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **RICHTER DIAL BUILDERS, INC., a Tennessee corporation,** ("Grantor") by these presents does hereby transfer, sell and convey to WESTMINSTER HOMES, INC., a North Carolina 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:

Land in Davidson County, Tennessee, being Lot No. 19 and Lot No. 23, on the Plan of The Woodlands Phase 2, as of record in Plat Book 6900, page 635, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Richter Dial Builders, Inc. by Special Warranty Deed from MeritBanc Development Corporation (formerly known as Hardin Service Corporation), of record in Book 8671, page 388, Register's Office, Davidson County, Tennessee.

This is unimproved property.
This conveyance is subject to: Property Taxes for 1996 and subsequent years to Davidson County, Tennessee; All matters appearing on the Plan of The Woodlands, Phase 2, of record in Book 6900, page 635, R.O.D.C.T.; Dedication for Common Area to the Woodlands Homeowners' Association of record in Book 8472, page 310, R.O.D.C.T.; Declaration of Covenants, Conditions, Restrictions, Charter and By-Laws for Woodlands of record in Book 7334, page 109, Book 7408, page 250, amended in Book 7516, page 37, Book 8454, page 246, Book 8464, page 463, Book 8622, page 390, and Book 8634, page 224, re-recorded in Book 8643, page 675, R.O.D.C.T.; Charter of Incorporation of The Woodlands Homeowners' Association of record in Book 8454, page 246, R.O.D.C.T.; Storm Water Detention Agreement of record in Book 7336, page 3, R.O..D.C.T.; Deeds of conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services for construction of sanitary sewer to serve The Woodlands, of record in Book 8541, page 225, Book 8541, page 230, and Book 8541, page 235, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to WESTMINSTER HOMES, INC., its successors and assigns forever.

AND the Grantor does hereby covenant with WESTMINSTER HOMES, INC. that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said real property to the said WESTMINSTER HOMES, INC. and its successors and assigns, against the lawful claims of all persons whomsoever claiming by or through Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20 day of JUNE, 1996.

GRANTOR:

Richter Dial Builders, Inc., a Tennessee corporation

By: _____

Title: Secretary

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, _____, a Notary Public in and for said county and state, the within named R. Doug Richter, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Secretary, of Richter Dial Builders, Inc., a Tennessee corporation, the within named bargainor, and that he as Secretary being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Secretary.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 20th day of JUNE, 1996.

My Commission Expires:

July 28, 1997

_____
Notary Public

BARBARA S. LAMB NOTARY PUBLIC WILLIAMSON CO.

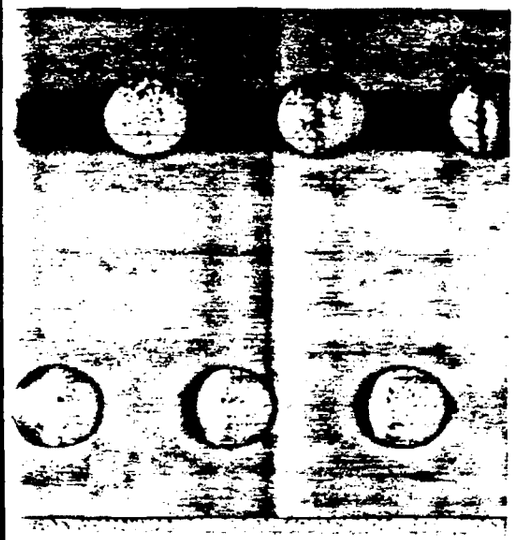
0199643

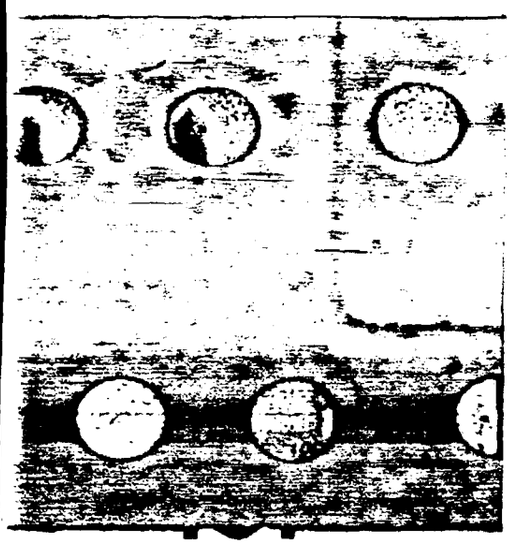
IDENTIFICATION REFERENCE

96 JUL -2 PM 3:28

RECEIVED

MAP 07702 014 SEQUENCE 1 of 1





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

RECEIVED OF _____

FOR _____

BOOK 10108 PG 676

| | | |
|---|---|---|
| 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 41000.00 |
| | | | | CON TX 1551.70 |
| | | | | ERR CO |
| | | | | CON TX 1551.70- |
| | | | | CON TX 151.70 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 160.70 |
| | | | | CHECK 160.70 |
| | | | 07/02/96 01 | 15:32 0001 0930 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199643
IDENTIFICATION REFERENCE

96 JUL -2 PM 3:25
DAVIDSON

No. 1058662