WARRANTY DEED

BOOK 10123 PG 311

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,180.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 19 96

Notary Public

MY COMMISSION EXPIRES: October 26, 1996
(AFFIX SEAL)

SD0796-398L

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 515 Enon Springs Road, Smyrna, Tennessee 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Gallivan, II (NAME)	GMAC Mortgage Corporation of PA (NAME)	MAP-175-8
3920 Rock Creek Drive (ADDRESS)	100 Witmer Road, P.O. Box 963 (ADDRESS)	PARCEL-42
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (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 Family Investments, Inc., d/b/a Holigan Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Gallivan, II, 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 all of Lot No. 59, Hickory Woods, Section A, as shown by plat and survey of record in Plat Book 6900, Page 511, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being a part of the same property conveyed to Holigan Family Investments, Inc., d/b/a Holigan Homes, Inc. by deed of record in Book 9943, Page 122, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 9678, Page 187 and amended in Book 9764, Page 44, and By-Laws pertaining to Hickory Woods Homeowner's Association of record in Book 7932, Page 648 and Book 9678, Page 213, Register's Office 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.

6080 07/17 0101 03CHECK 387.07

unimproved ( )
This is improved (X) property, known as 3920 Rock Creek Drive, Antioch, Tennessee 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 10th day of July, 19 96

Holigan Family Investments, Inc., d/b/a Holigan Homes, Inc.

By:
James E. Ruddell, Asst. Vice President

BOOK 10123 PG 312

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 RUTHERFORD

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 Family Investments, 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 Smyrna, Tennessee on this the 10th day of July 1996.

My commission expires October 26, 1996

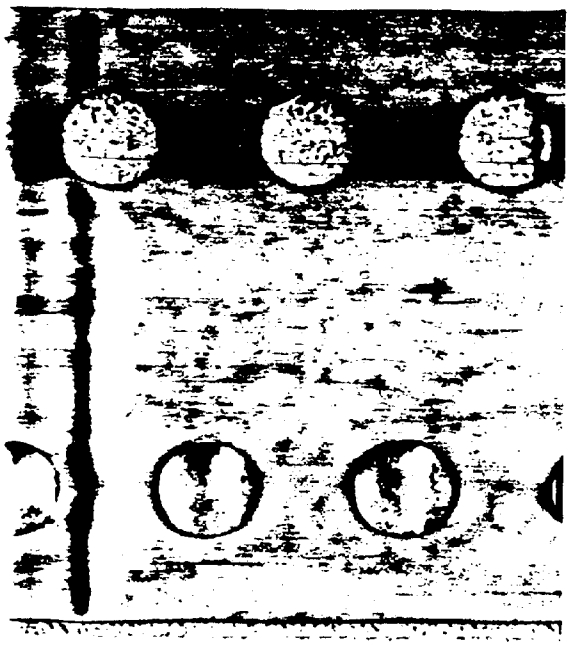
_____
Notary Public

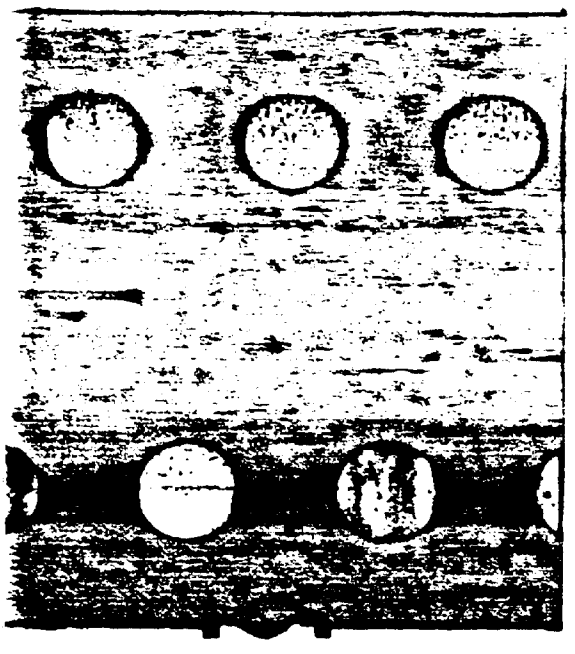
0204357

RECEIVED FOR REFERENCE

96 JUL 17 AM 9:31

FELIX A. WILKERSON REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10123 PG 313

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	COTX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MOTX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				102182.00
			CON TX	378.07
			PRFEE	1.00
			WDEED	8.00
			TOTAL	387.07
			CHECK	387.07
07/17/96	01		09:33 0001	6080

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0204357
IDENTIFICATION REFERENCE

96 JUL 17 AM 9:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1063744