Box 17

BOOK 10266 PG 549

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

X Sam Panya
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November 19 96

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 2/22/97
(AFFIX SEAL)

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam Panya (NAME)	First Trust Mortgage Company (NAME)	MAP 175-8-A
3904 Rock Creek Drive (ADDRESS)	6525 Quail Hollow Road (ADDRESS)	PARCEL 38
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	2D 77254

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, Deluxe Homes, Inc., a TN Corp.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sam Panya and Tammy Chanthalasy

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 Lot No. 55 on the Plan of Hickory Woods, Section A, of record in Plat Book 6900, page 511, corrected by Surveyor's Certificate of Correction to reflect a change of street name, of record in Book 7582, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Deluxe Homes, Inc., by deed from T & T Partners I, a Texas general partnership, of record in Book 9732, page 10, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 9678, page 187 and Book 9678, page 213, said Register's Office.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 3904 Rock Creek 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 20th day of November 19 96

Deluxe Homes, Inc., a TN Corp.
By: Belinda Butler
Belinda Butler, Assistant Secretary

BOOK 10266 PG 550

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 Belinda Butler and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Assistant Secretary and _____ respectively of the Deluxe Homes, Inc. the within named bargainor, and corporation, and that he as such Assistant Secretary 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 Belinda Butler as such Assistant Secretary and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN 37211 on this the 20th day of November 1996 .

My commission expires 11/22/97

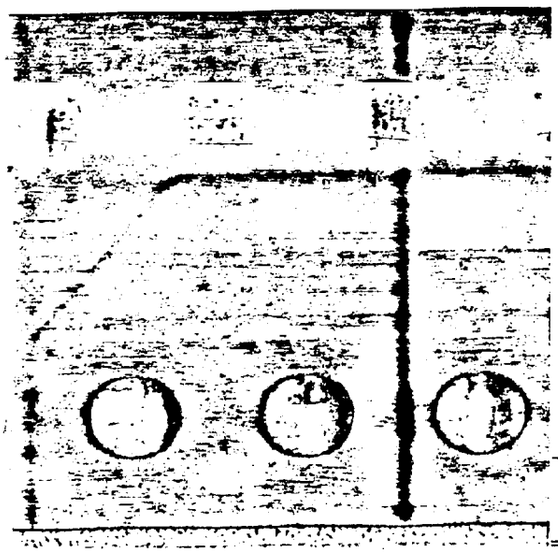
Laura A. Beasley
Notary Public

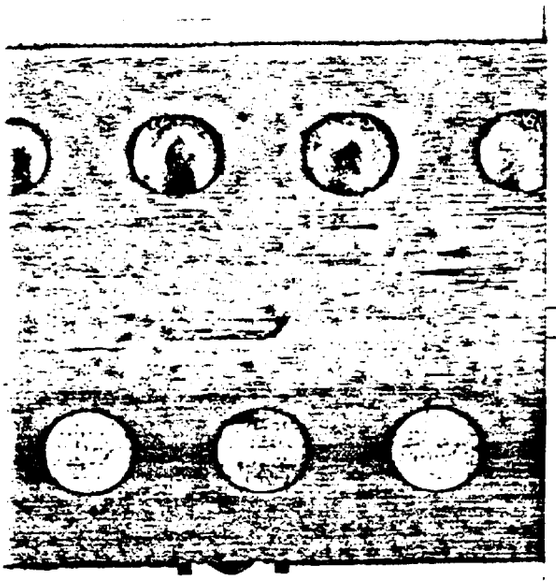
LAURA A. BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

02487777
IDENTIF. ↑ REFERENCE

96 NOV 21 AM 11:18
PELLIA ... REGISTER
DAVIDSON COUNTY, TN.

7833 11/21 0101 03CHECK 367.90





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

RECEIVED OF _____

FOR _____

BOOK 10266 PG 551

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	97000.00
CON TX	358.90
PRFEE	1.00
WDEED	8.00
TOTAL	367.90
CHECK	367.90

11/21/96 01 11:22 0001 7833

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02148777
IDENTIF. & REFERENCE

96 NOV 21 AM 11:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1090539