BOOK 10303 PG 849

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 254,855.00

Robin L. Lanphere
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Richard Lanphere (NAME)	Blue Chip Mortgage Company, Inc. (NAME)	64-3-0-A-93.00
1908 Myleen Place (ADDRESS)	1730 Gen George Patton Dr. #202 (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Zaring Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Richard Lanphere and wife, Robin L. Lanphere

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:

Land in Davidson County, TN, being Lot No. 170 on the Plan of Phase Eleven, Section One, Brandywine Pointe, of record in Book 9700, Page 148, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Zaring Homes, Inc. by deed from Brandywine Pointe Partners, L.P. of record in Book 10178, Page 657, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 10040, Page 30; Articles in Book 9013, Page 39 and in Book 9117, Page 77, and all matters shown on the Plan of Record.

0259750
IDENTIFICATION REFERENCE

96 DEC 30 AM 10:51
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1908 Myleen Place, Old Hickory, TN 37138
(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 27th day of December 19 96

Zaring Homes, Inc.
By:

ACKNOWLEDGMENT BOOK 10303 PG 850

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named John H. Hodson, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Zaring Homes, Inc. and he is authorized by Zaring Homes, Inc. to execute this instrument on behalf of Zaring Homes, Inc.

Witness my hand and official seal at Brentwood, Davidson County, Tennessee, this 27th day of December, 1996.

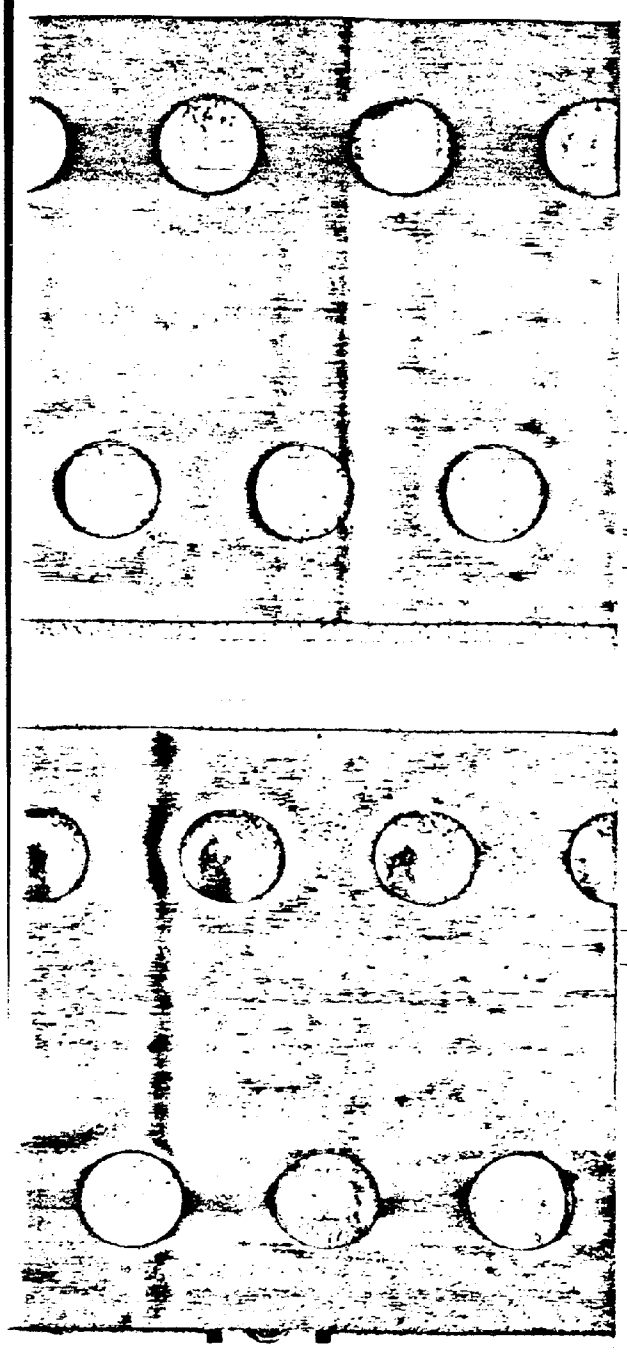
Joella L. Brown
Notary Public

My commission expires: _____

JOELLA L. BROWN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

RECORDED 1996 DEC 27 4:59



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10303 PG 851

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	
				254855.00
			CON TX	942.97
			PRFEE	1.00
			WDEED	8.00
			TOTAL	951.97
			CHECK	951.97
12/30/96	01		10:54 0001	0057

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0259750

IDENTIFICATION REFERENCE

96 DEC 30 AM 10:52

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1102613