Exhibit B

WARRANTY DEED

BOOK 10341 PG 939

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 207,846.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 19 97

Notary Public

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

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Thomas J. Sullivan (NAME)	Blue Chip Mortgage Company, Inc. (NAME)	155-03-0-D-41.00
6945 Harpeth Glen Trace (ADDRESS)	1730 General Patton Dr (ADDRESS)	
Nashville, TN 37221 (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 Thomas J. Sullivan and wife, Candace M. Sullivan

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. 41 on the Plan of First Revision, Section 2, Allens Green, of record in Book 9700, Page 109, 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 Helen Sona Griffin, unmarried; Charles W. Griffin, Jr. etux Barbara S. Griffin of record in Book 9227, Page 976, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 9231, Page 789; Charter of record in Book 9231, page 826; Detention Agreement of record in Book 9278, page 36; Agreement of record in Book 8626, page 884, and all matters shown on the Plan of Record.

97 FEB -6 AM 9:53
RECEIVED IN THE REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0270711

unimproved ( )
This is improved (X) property, known as 6945 Harpeth Glen Trace, Nashville, TN 37221
(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 30th day of January 19 97

Zaring Homes, Inc.
By:

ACKNOWLEDGMENT BOOK 10341 PG 940

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. Hodsdon, 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 30th day of January, 1997.

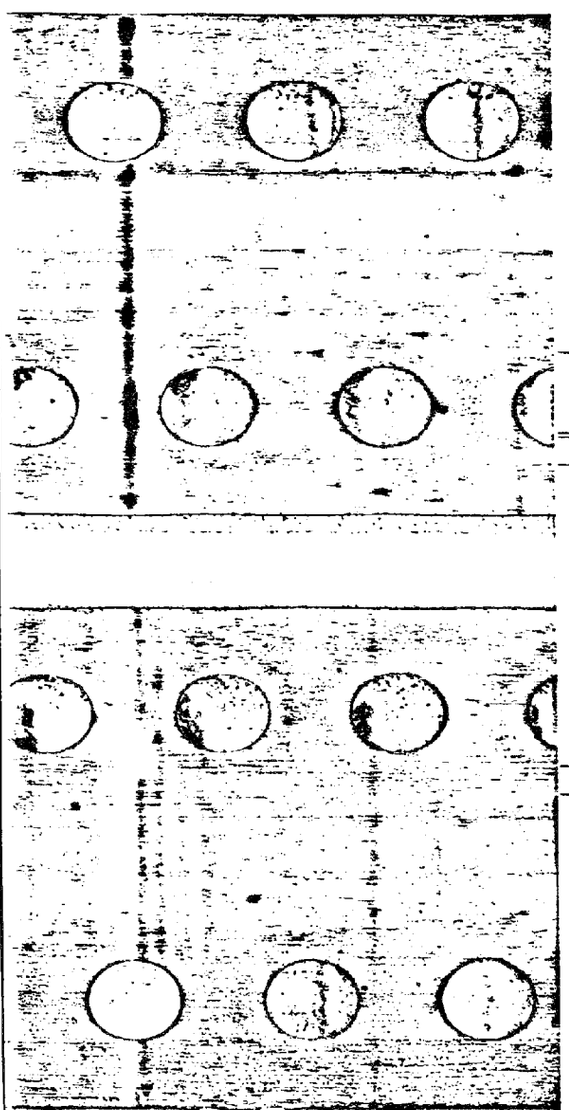
Joella L Brown
Notary Public

My commission expires: _____

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

My Commission Expires NOV. 25, 2000

3801 02/06 0101 03CHECK 778.03



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

RECEIVED OF _____

FOR _____

BOOK 10341 PG 941

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

MAMT
207846.00
MOR TX 769.03
PRFEE 1.00
TDEED 8.00
ERR CO
TDEED 8.00-
WDEED 8.00
TOTAL 778.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID CHECK 778.03

02/06/97 01 09:56 0001 3801

VOID
MAMT
207846.00
CAMT
207846.00
VOID
MOR TX 769.03
CON TX 769.03
TOTAL 0.00
CHECK 0.00

02/06/97 01 09:58 0001 3802

No. 1114305

0270711
IDENTIF. A REFERENCE

97 FEB -6 AM 9:53
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.