BOOK 10425 PG 564

*58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF April, 19 97

Notary Public

MY COMMISSION EXPIRES: 11/30/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Franklin Scott Meares	Owner	MAP 176-5A
(NAME)	(NAME)	
5444 Hickory Woods Drive		PARCEL 39
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(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., a Texas Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Franklin Scott Meares and wife, Heather L. Meares

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, Tennessee, being Lot No. 56 on the Plan of Hickory Woods Estates Section C of record in Plan Book 6900, pages 885, 886, and 887, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Holigan Family Investments, Inc., a Texas Corporation by deed from T&T Partners I, a Texas General Partnership, of record in Book 10050, page 661, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO:

All matters shown on the Plan of record in Plat Book 6900, pages 885, 886 and 887, Register's Office for Davidson County, Tennessee.

Amended and restated restrictive covenants of record in Book 9678, page 187, said Register's Office.

Bylaws of the Hickory Woods Homeowners Association, of record at Book 7932, page 648, as corrected in Book 9616, page 470, Book 9616, page 477, Book 9678, page 213 and book 9764, page 44, said Register's Office.

CONTINUED

This is unimproved ( ) improved (X) property, known as 5444 Hickory Woods 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 18th day of April 19 97

Holigan Family Investments, Inc., a Texas Corporation

By: James E. Ruddell

James E. Ruddell, Asst. Vice President

BOOK 10425 PG 565

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 WILLIAMSON

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 Franklin, Tennessee on this the 18th day of April 1997.

My commission expires 11/30/97 _____

Notary Public

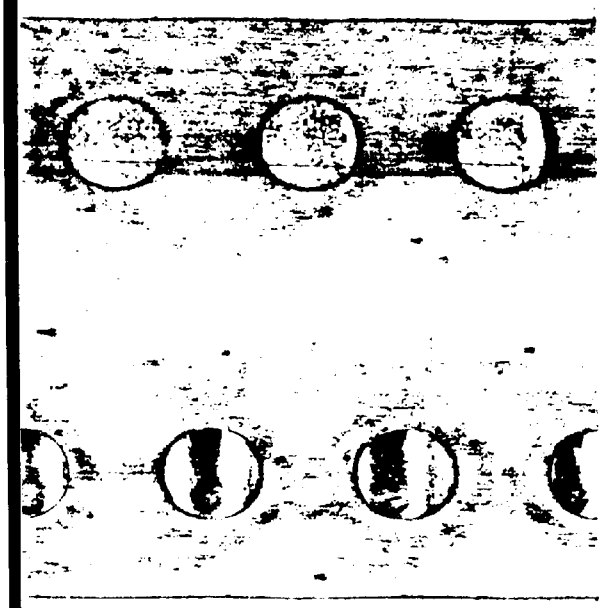
LEGAL DESCRIPTION CONTINUATION

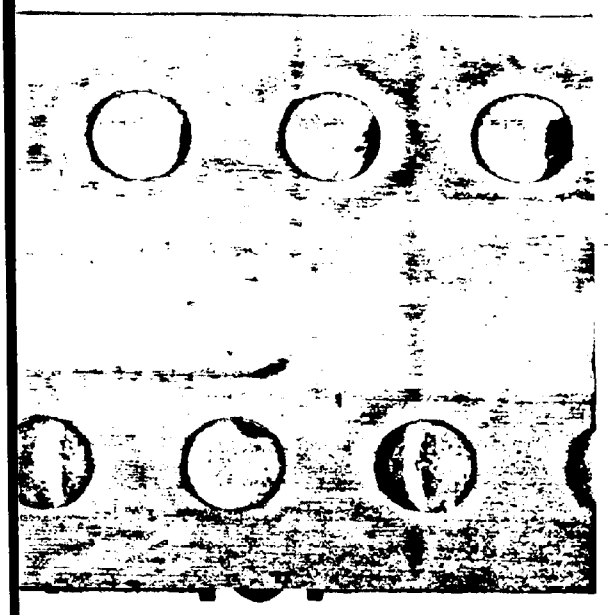
Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

2355 04/23 0101 03CHECK 444.12

0297015

IDENTIFICATION





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10425 PG 566

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
117600.00
CON TX 435.12
PRFEE 1.00
WDEED 8.00
TOTAL 444.12
CHECK 444.12

04/23/97 01 09:59 0001 2355

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02970 15
IDENTIFICATION REFERENCE

97 APR 23 PM 1:02

DAVIDSON COUNTY TN

No. 1142484