WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 149,496.48

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 19 97

Notary Public

MY COMMISSION EXPIRES: 7-2-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Centex Homes (NAME)	SAME (NAME)	PART OF MAP 169
5200 Maryland Way, Suite 106 (ADDRESS)	(ADDRESS)	PARCEL 67
Brentwood, Tennessee 37027 (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, W. E. Stephens, Jr. and wife, Neika Stephens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Centex Homes, a Nevada General Partnership

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:

SEE ATTACHED EXHIBIT "A"

Being part of the same property conveyed to W. E. Stephens, Jr. partly by deed from Wesco Realty Company of record in Book 4776, page 505, Register's Office for Davidson County, Tennessee, and partly by deed from Lillie Mai Anderson, unmarried, to W. E. Stphens of record in Book 1309, page 236, said Register's Office. W. E. Stephens died intestate in 1953 survived by his wife, Lillian M. Stephens and only heir at law, W. E. Stephens, Jr. Lillian M. Stephens had a dower interest and she died November 10, 1983.

This conveyance is subject to restrictive covenants of record as amended and restated in Book 9435, page 493, Book 9677, page 675, and Book 9956, page 22; the Traceside Boundary and Subdivision Plat of record in Book 7900, page 705, Utility easements of record in Book 9443, page 960 and Book 9306, page 279, said Register's Office.

Neika Stephens joins in signing this Warranty Deed to convey any and all marital rights she may have in subject property.

unimproved ( )
This is improved (X) property, known as Traceside, Phase 5 - Highway 100, Nashville, Tennessee 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 our hand s this 15th day of May 19 97

W. E. Stephens, Jr.

Neika Stephens

EXHIBIT "A"

BOOK 10459 PG 107

PROPERTY DESCRIPTION

A tract of land in the 35th Councilmanic District of Nashville - Davidson County, Tennessee, being part of the W. E. Stephens, Jr property of record in Deed Book 4776, Page 505 and Deed Book 1309, Page 236, R.O.D.C., Tennessee and being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Sneed Road, (a 60-foot wide right-of-way) where the Davidson and Williamson County line intersects the northerly right-of-way line of said road; thence,

1. With the northerly right-of-way line of Sneed Road, N 86°18'06"W, 515.00 feet to a point at the easterly end of the northeast return curve at the intersection of Sneed Road and proposed Timber Gap Road; thence,

2. Leaving the northerly right-of-way line of Sneed Road and with a new line of division northwesterly 39.27 feet along the arc of a curve to the right that has a radius of 25.00 feet to a point, said curve has a chord bearing and distance of N 41°18'05"W, 35.36 feet; thence,

3. Continuing with said new line of division the same being the east right-of-way line of proposed Timber Gap Road, N 03°41'55"E, 28.00 feet to a point; thence,

4. Continuing with said new line of division the same being the east right-of-way line of proposed Timber Gap Road, northeasterly 22.79 feet along the arc of a curve to the right that has a radius of 670.41 feet to a point, said curve has a chord bearing and distance of N 04°40'21"E, 22.79 feet; thence,

5. Leaving said proposed right-of-way line and continuing with said new line of division, S 83°14'59"E, 324.37 feet to a point; thence,

6. Continuing with said new line of division, N 06°45'01"E, 120.00 feet to a point; thence,

7. Continuing with said new line of division, N 83°14'59"W, 45.10 feet to a point; thence,

8. Continuing with said new line of division, N 06°45'01"E, 180.00 feet to a point in the south line of the Centex Homes property as recorded in Deed Book 10179, Page 28, R.O.D.C., Tennessee; thence,

9. With the south line of said Centex Homes property, S 83°15'00"E, 71.79 feet to a point; thence,

10. Continuing with the south line of the Centex Homes property, N 80°21'37"E, 58.23 feet to a point; thence,

11. Continuing with the south line of the Centex Homes property, N 58°24'14"E, 52.90 feet to a point; thence,

12. Continuing with the south line of the Centex Homes property, N 34°15'46"E, 57.04 feet to a point; thence,

13. Continuing with the south line of the Centex Homes property, N 06°45'00"E, 41.95 feet to a point; thence,

14. Continuing with the south line of the Centex Homes property, N 05°14'56"E, 119.31 feet to a point; thence,

15. Continuing with the south line of the Centex Homes property, N 13°21'56"E, 10.94 feet to a point; thence,

16. Continuing with the south line of the Centex Homes property, N 74°35'38"E, 118.38 feet to a point; thence,

17. Continuing with the south line of the Centex Homes property, southeasterly 35.96 feet along the arc of a curve to the right that has a radius of 275.00 feet to a point, said curve has a chord bearing and distance of S 09°39'13"E, 35.93 feet; thence,

18. Continuing with the south line of the Centex Homes property in part and a new line of division, N 84°05'33"E, 304.78 feet to a point; thence,

19. S 05°18'29"W, 302.96 feet to a point in the Davidson and Williamson County Line; thence,

20. With the Davidson and Williamson County line S 48°49'41"W, 529.44 feet to the point of beginning.

BOOK 10459 PG 108

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 W. E. Stephens, Jr. and wife, Neika Stephens

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 19 97.

Commission expires 7-26-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

2712 05/20 0101 03CHECK 566.14

030644

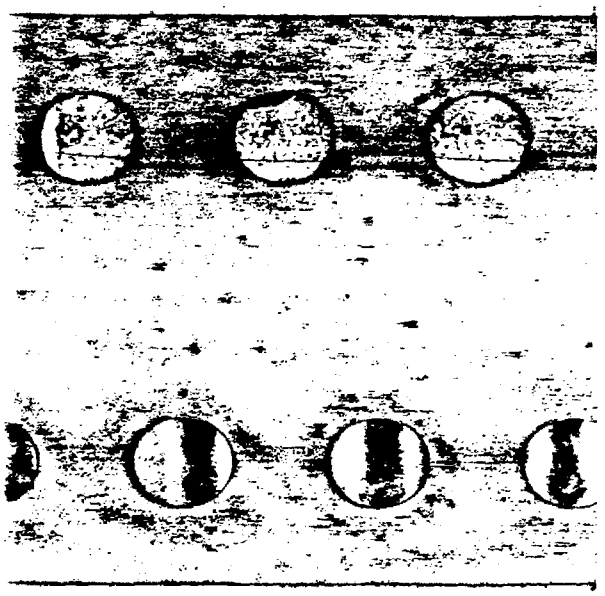
IDENTIFICATION REFERENCE

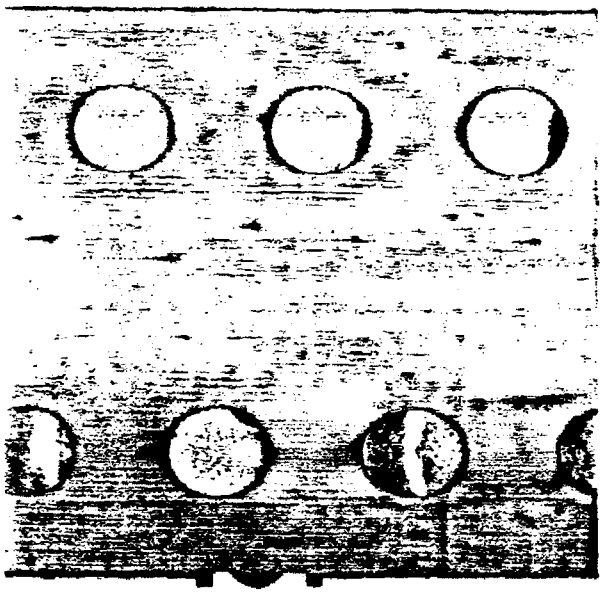
MAIL ENV.

97 MAY 20 AM 9:18

CLERK & MASTER
DAVIDSON COUNTY, TN

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

BOOK 10459 PG 109

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

CAHT
149496-48
CON TX 553.14
PRFEE 1.00
WDEED 12.00
TOTAL 566.14
CHECK 566.14
05/20/97 01 09:21 0001 2712

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0306443
IDENTIF. & REFERENCE

97 MAY 20 AM 9:18
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1152710