WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

10521 968

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,079.00

Jennifer Davenport
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2/26/98.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

My Commission Expires Oct. 9, 1999

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John P. Crosier	First Bank & Trust	176-556
(NAME)	(NAME)	
109 Sunshine Court	1691 North Mt. Juliet Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Mt. Juliet, Tennessee 37122	
(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 HOMES TENNESSEE, LTD** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN P. CROSIER AND WIFE ELIZABETH G. CROSIER** 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. 18 on the Plan of Hickory Woods Section B of record in Plat Book 6900, Page 512, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Holigan Homes Tennessee, LTD by deed of record in Book 10654, Page 387 and 388, Register's Office for Davidson County, Tennessee.

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

This is improved (X) property, known as _____
(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 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 covenent 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 hands this 26th day of February, 1998.

Holigan Homes Tennessee, LTD
By: James E. Ruddell
James E. Ruddell, Vice President,

Attest:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, personally appeared James E. Ruddell, Vice President and with whom I am personally acquainted and who upon his oaths acknowledged hemself to be the vice-president of Holigan Homes Tennessee, LTD, the within-named bargain, and corporation, and that he as such vice-president, being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James E. Ruddell, Vice President as such, and attesting the same by the said as such.

Witness my hand and official seal at Antioch, Tennessee this 26th day of February, 1998

Commission expires: October 9, 1999

Lori Holloway
Notary Public

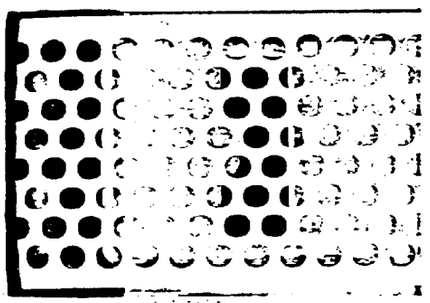
NOTARY PUBLIC AT LARGE

My Commission Expires

0407714

98 MAR -4 AM 10:48

FEE REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BK 10821 PG 969

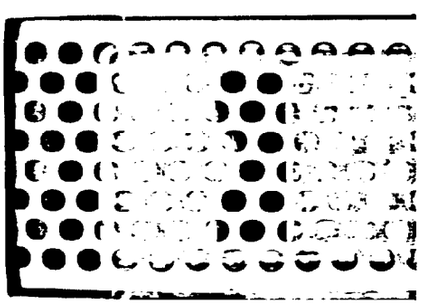
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DATE
CO TX
PRFEE
MTGEE
TOTAL
CHECK

03/0-/98 AL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0407714

98 MAR -4 AM 10:43

RECEIVED & RECORDED

No. 1261276