After Recording Please return to:
SETCO
5120 Virginia Way, C22
Brentwood, TN ph. 615-376-4421

BOOK 10921 PG 150

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 138,285.00

Ginger Sue Snell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April, 19 98

Notary Public

MY COMMISSION EXPIRES: ~~April 30, 1998~~ 3/21/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ginger Sue Snell (NAME)	Franklin American Mortgage (NAME)	MAP 161-11-A
496 Huntington Ridge Drive (ADDRESS)	213 Overlook Circle, Suite 150 (ADDRESS)	PARCEL 119
Nashville, Tennessee 37211 (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, Westminster Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ginger Sue Snell, unmarried, and Eddie R. Ware, unmarried

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 Unit No.119 on the Plan of Huntington Ridge Townhouse, of record in Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Westminster Homes, Inc., a North Carolina corporation, by Special Warranty Deed from Richter Dial Builders, Inc., a Tennessee corporation, of record in Book 10673, page 656, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1998 Davidson County Taxes and any subsequent years; Declaration of Covenants, Conditions and Restrictions, By-Laws of record in Book 4729, page 687, Book 4889, page 905, Book 5394, page 243, and Book 7423, page 762; Storm Water Detention Agreement of record in Book 9732, page 551 and Book 9775, page 308; Subject to all matters shown on the Plan of record in Book 4675, page 9, all in the Register's Office for Davidson County, Tennessee.

RECEIVED
DAVIDSON COUNTY, TN
98 MAY -7 AM 9:11
REGISTER'S REFERENCE
04350047

unimproved ( )
This is improved (X) property, known as 496 Huntington Ridge Drive, Nashville, Tennessee 37211
(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 April, 19 98

Westminster Homes, Inc.
By:
Robert A. Yeatman, Vice President

05/07 0101 CHECK 520.65

150

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

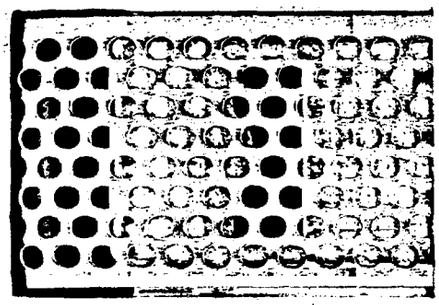
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Robert A. Yeatman and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President and _____ respectively of the Westminster Homes, Inc. the within named bargainor, and corporation, and that he as such 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 Robert A. Yeatman as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee 37027 on this the 30th day of April 1998.

My commission expires ~~April 30, 1998~~ 3/21/2001

_____
Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 10921 PG 152

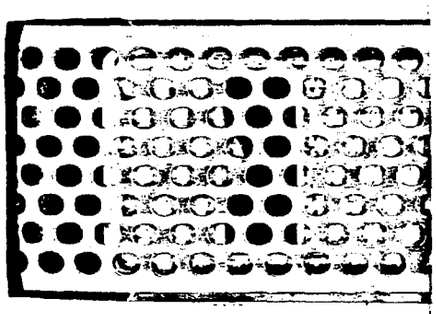
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 138285.00
CON TX 511.65
PRFEE 1.00
WDEED 8.00
TOTAL 520.65
CHECK 520.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/07/98 01 09:16 0001 4211



0435047
IDENTIF. ↑ REFERENCE

98 MAY -7 AM 9:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1290260