BOOK 10923 PG 323

WARRANTY DEED

S P E C I A L W A R R A N T Y

D E E D

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,107.00

Barbara T Hodge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 1998

Notary Public

MY COMMISSION EXPIRES: 3/25/2001
(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
Dubose Model Home Investments (NAME)	DUBOSE MODEL HOMES (NAME)	
4385 Cambridge Drive (ADDRESS)	14405 Walters Road, Suite 310 (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Houston, TX 77014 (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, Radnor Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dubose Model Home Investments #106, LTD.

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. 145, shown on the Plan of Long Hunter Chase, Phase 2, Section 1, of record in Plat Book 7900, pages 763 and 764, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Radnor Homes, Inc., a Tennessee corporation, by Warranty Deed from JCH Development Company, Inc., a Tennessee corporation, of record in Book 10674, page 412, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the 1998 Davidson County taxes and any subsequent years; Declaration of Covenants, conditions and Restrictions for Long Hunter Chase of record in Trust Deed Book 9430, page 251, as amended in Book 9534, page 938; Transmission Line Easement of record in Book 2336, page 532, Book 4428, page 568, Judgment for Easement of record in Book 4535, page 351; Easement of record in Book 4717, page 515, Easement for water mains of record in Book 8197, page 288; Long Hunter Chase Homeowners' Association of record in Book 9432, page 792; Charter of the Long Hunter Chase Homeowner's Association of record in Book 9433, page 953; sanitary sewer line of record in Book 9988, page 793; deed of conveyance for water main of record in Book 9988,

CONTINUED

unimproved ( )
this is improved (X) property, known as 4385 Cambridge 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 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

Radnor Homes, Inc.

By: Thomas J. Sitzler

2.

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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 Tom Sitzler and _____ with whom I am personally acquaimed and who upon his oath(s) acknowledged himself to be the Vice-President and _____ respectively of the Radnor 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 Tom Sitzler 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 3/21/2001 _____
Notary Public

page 821 and subject to all matters shown on the plan of record in Book 7900, page 763 and 764 and in Book 7900, page 595, all in the Register's Office for Davidson County, Tennessee.

By, through, and under, but not otherwise the following limitation of warrantees shall be deemed superior and override any others contained herein:

Warrantees contained herein extend only to Grantee herein and pertain only to those defects placed or caused to be placed on the above property by the within captioned Grantors.

4799 05/08 0101 03CHECK 560.70

MAIL ENV.

98 MAY -8 AM 10:08

DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

01 35 590

OFFICIAL RECEIPT

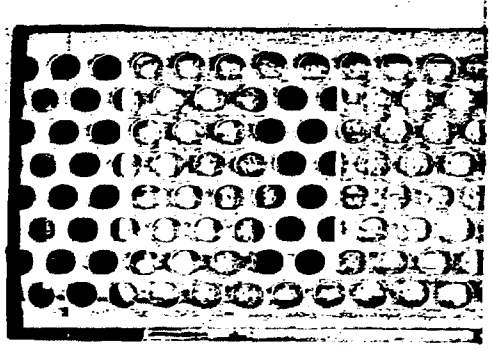
FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	
				149107.00
			CON TX	551.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	560.70
			CHECK	560.70
05/08/98	01		10:14 0001	4799

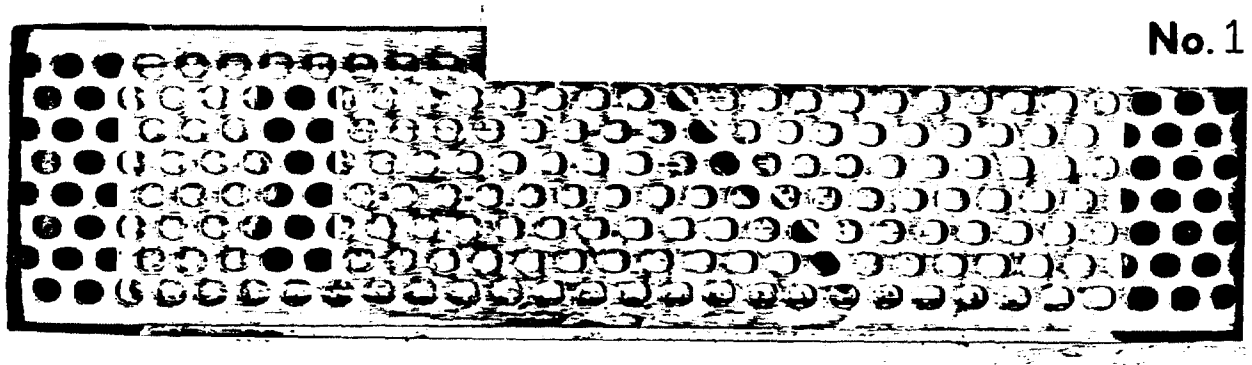
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04,35590

98 MAY -8 AM 10:09

IDENTIFICATION ENTERED

DAVIDSON COUNTY, TN.



No. 1290839