BOOK 10995 PG 113

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 383,529.75

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 19 98

Notary Public

MY COMMISSION EXPIRES: 5-27-2001
(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)	MAP 169
381 Riverside Drive, Suite 400 (ADDRESS)	(ADDRESS)	PARCEL 67
Franklin, TN 37064 (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:

Land in the 35th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, and being a portion of the remaining part of Parcel 169 on Tax Map 67 and being more particularly described as follows:

Beginning at an iron pin set in the northerly right-of-way margin of Union Bridge Road (60-foot right-of-way); said iron pin being the common corner of the W. E. Stephens, Jr. property of record in Deed Book 6072, page 345, said Register's Office and the herein described tract; thence

1. With the common property line of said Stephens and the herein described tract, north 03 deg. 54' 30" east, 850.00 feet to an iron pin set; thence

2. North 38 deg. 45' 40" east, 76.90 feet to an iron pin set, the westerly corner of Centex Real Estate Corporation of record in Deed Book 9848, page 941, said Register's Office; thence

3. With the common line of said Centex property and the herein described tract, south 51 deg. 14' 20" east, 185.71 feet to an existing iron pin, the westerly corner of Lot 36 Section Two Traceside of record in Plat Book 9700, pages 980 and 981, said Register's Office; thence

CONTINUED

unimproved ( )
This is improved (X) property, known as Pasquo Road, Nashville, TN 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 my hand this 26th day of June 19 98

W. E. Stephens, Jr.

NEIKA STEPHENS

LEGAL DESCRIPTION CONTINUATION

4. With the common property line of said Section Two Traceside and the herein described tract, south 18 deg. 46' 39" east, 120.00 feet to an existing iron pin; thence

5. South 49 deg. 43' 30" east, 150.88 feet to an existing iron pin; thence

6. South 20 deg. 45' 30" west, 77.84 feet to an existing iron pin; thence

7. South 15 deg. 06' 28" east 118.90 feet to an existing iron pin; thence

8. South 48 deg. 51' 42" east, 75.00 feet to an existing iron pin; thence

9. South 87 deg. 39' 17" east, 112.00 feet to an existing iron pin; thence

10. South 71 deg. 40' 02" east, 166.92 feet to an existing iron pin in the easterly right-of-way margin of Timber Gap Drive; thence

11. With said right-of-way margin in a northerly direction with a 726.00-foot radius curve to the left, a distance of 37.63 feet to an existing iron pin, the southwesterly corner of Lot 72, Section Two Traceside, said curve has a chord bearing and distance of north 16 deg. 50' 53" east 37.63 feet; thence

12. Continuing with said common line, south 74 deg. 38' 12" east, 73.21 feet to an existing iron pin; thence

13. North 87 deg. 44' 51" east, 81.00 feet to an existing iron pin in the southwesterly corner of Lot 84, Section Eight Traceside; thence

14. With the common property line of said Section Eight and the herein described tract, south 83 deg. 15' 00" east, 79.69 feet to an existing iron pin; thence

15. South 06 deg. 45' 00" west, 180.00 feet to an existing iron pin in the southerly right-of-way margin of Meadow Ridge Circle; thence

16. With said southerly magin in an easterly direction south 83 deg. 15' 00" east, 45.10 feet to an existing iron pin, the northwesterly corner of Lot 66, said Section Eight Traceside; thence

17. Continuing with said common line, south 06 deg. 45' 00" west, 120.00 feet to an existing iron pin at the southwesterly corner of Lot 66, Section Eight Traceside; thence

18. Leaving the westerly boundary line of Section Eight Traceside, with the common line between the herein described tract and a tract of land deeded to Centex Homes, of record in Deed Book 10459, page 106, said Register's Office, in part, north 83 deg. 14' 59" west, 324.37 feet to an iron pin (set); thence

19. Southwardly with a 670.41-foot radius curve to the left, a distance of 22.79 feet to an iron pin (set), said curve has a chord bearing and distance of south 04 deg. 40' 21" west, 22.79 feet; thence

LEGAL DESCRIPTION CONTINUATION

20. South 03 deg. 41' 55" west, 28.00 feet to an iron pin (set) thence

21. With a 25-foot radius curve to the left, a distance of 39.27 feet to an iron pin (set) on the northerly right-of-way margin of Union Bridge Road, said curve having a chord bearing and distance of south 41 deg. 18' 05" east, 35.36 feet; thence

22. With said right-of-way margin, north 86 deg. 18' 06" west, 375.21 feet to an iron pin set; thence

23. North 86 deg. 05' 30" west, 309.80 feet to the Point of Beginning, as calculated by the above courses which were determined within the precision requirements of a Class "Urban" ALTA/ACSM Land Title Survey of 1997, by Paul C. Suave, Ragan Smith Associates, Registered Land Surveyors, License # 1796, 315 Woodland Street, Nashville, TN 37206.

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. Stephens of record in Boook 1309, page 236, said Regiser'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 Novermber 10, 1983. W. E. Stephens, Jr. has since married. Neika Stephens joins in executing this Deed to convey any marital interest she may have in subject property.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the Traceside Boundary and Subdivision Plat of record in Book 7900, page 705, said Register's Office; (c) restrictive covenants of record as amended and restated in Book 9435, page 493, Book 9677, page 675 and Book 9956, page 22, said Register's Office; and (d) utility easements of record in Book 9443, page 960 and Book 9306, page 279, said Register's Office.

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 Neika Stephens

the bargainorS 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 26th day of June, 1998.

Commission expires 5-27-2001

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

0455928
IDENTIF. & REFERENCE
98 JUN 29 AM 9:22
FELIX Z. ALLISON REGISTER
DAVIDSON COUNTY, TN.
PICK-UP
6621 06/29 0101 03CHECK 1436.06

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10995 PG 117

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

383529.75

CON TX 1419.06

PRFEE 1.00

WDEED 16.00

TOTAL 1436.06

CHECK 1436.06

06/29/98 01 09:22 0001 6621

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 JUN 29 AM 9:22

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

0455928

IDENTIF. # REFERENCE

No.