BOOK 11058 PAGE 445

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 237,467.00

H. Warren Sanger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 19 98

Notary Public

MARY B. SIMMONS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 24, 2001

MY COMMISSION EXPIRES: (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
H. Warren Sanger (NAME)	Herbert S. Sanger and wife, (NAME)	MAP 171-4-0-A
5412 Brownstone Drive (ADDRESS)	5100 Malibu Drive (ADDRESS)	PARCEL 41
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Knoxville, Tennessee 37918 (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, Pulte ~~Homes~~ Tennessee Limited Partnership, Nevada Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. Warren Sanger and wife, Jennifer S. Sanger

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. 86 on the Plan of Section One, Brownstone, of record in Book 9700, pages 496 and 497, 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 Radnor Homes, Inc., by deed from James Edward Brown, of record in Book 10610, page 106, Register's Office of Davidson County, Tennessee. *

This conveyance is subject to 1998 Davidson County Taxes and any subsequent years; Restrictive Covenants of record in Book 10658, page 952; By-Laws in Book 10658, page 995; Charter of Brownstone Homeowner's Association, Inc. in Book 10659, page 15; Stormwater Detention Agreement in Book 10951, page 689; Subject to all matters shown on the Plan of record in Book 9700, pages 496 and 497, all in the Register's Office of Davidson County, Tennessee.

* Being the same property conveyed to Pulte Tennessee Limited Partnership by Quitclaim Deed from Radnor Homes, Inc., of record in Book 11058, and page 443, Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5412 Brownstone Drive, Brentwood, Tennessee 37027
(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 3rd day of August, 19 98

Pulte ~~Homes~~ Tennessee Limited Partnership
By: Radnor Homes, Inc.

By: Emily Shaifer C. Boylan, designated signatory for Radnor Homes, Inc.

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 Emily Shaifer C. Boylan and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the _____ and _____ respectively of the Pulte Homes Tennessee Limited the within named bargainor, a corporation, and that she 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 Brentwood, Tennessee 37027 on this the 3rd day of August, 1998.

MARY B. SIMMONS NOTARY PUBLIC AT LARGE 98 DAVIDSON COUNTY, TENN.

My commission expires _____

My Commission Expires March 24, 2001

_____
Notary Public

This deed is executed on behalf of Radnor Homes, Inc. pursuant to a Resolution of the Board of Directors dated the 15th day of July, 1998 designating Emily Shaifer C. Boylan as designated signatory.

04727787
IDENTIFICATION REFERENCE

98 AUG 10 AM 10:17

REGISTER
DAVIDSON COUNTY, TN.

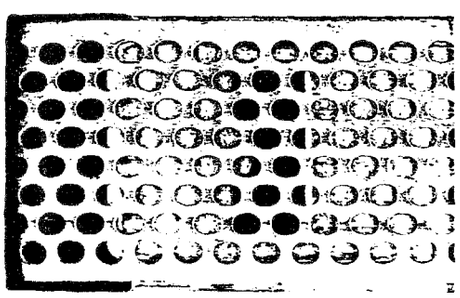
4645 08/10 0101 03CHECK 889.63

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 11058 PAGE 447

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

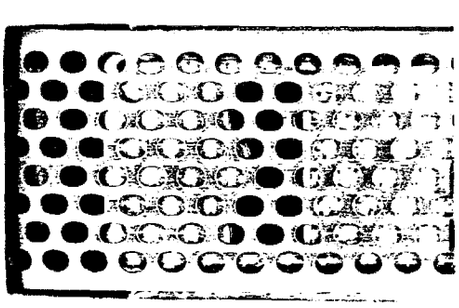
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 87467.00

CON TX	878.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	889.63
CHECK	889.63

08/10/98 01 10:17 0001 4645



0472787

IDENTIF. & REFERENCE

98 AUG 10 AM 10:17

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

No. 1330211