WARRANTY DEED

BOOK 11144 PAGE 411

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 177,955.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES: July 12, 1999
(AFFIX SEAL)

MELODY A. HAYES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey E. Runion (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	MAP 155-16-0-A
812 Meadow Ridge Court (ADDRESS)	First American Center (ADDRESS)	PARCEL 226.00CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	09D83823

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, CENTEX INTERNATIONAL, INC., a Nevada Corporation f/k/a Centex Real Estate Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey E. Runion and wife, Donna W. Runion

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. 82 on the Plan of Traceside, Section Eight, of record in Book 9700, Page 659, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to Centex Real Estate Corporation, a Nevada Corporation by deed from W. E. Stephens, Jr. and wife, Juanita Stephens of record in Book 9456, Page 903; and corrected in Deed of Correction of record in Book 9848, Page 941, Register's Office for Davidson County, Tennessee.

Centex Real Estate Corporation having since changed its name to 2728 Holding Corporation, a Nevada Corporation, which subsequently changed its name to Centex International, Inc., a Nevada Corporation.

Centex Homes, a Nevada General Partnership, being the owner of all the beneficial interest in and to the herein before described property joins in this conveyance for the express purpose of conveying all its rights, title and interest to the Grantee(s) herein.

This conveyance is subject to taxes for 1999 and subsequent years, and to restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 812 Meadow Ridge Court, Nashville, Tennessee 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 29th day of September 19 98

Centex International, Inc., a Nevada Corporation f/k/a Centex Real Estate Corporation

by: _____
Kenneth A. Thompson, Assistant Secretary

Centex Homes, a Nevada General Partnership
by: Centex Real Estate Corporation
Managing General Partner

by: _____
Ken Thompson, Division Controller

STATE OF TENNESSEE
COUNTY OF

BOOK 11144 PAGE 412

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 Kenneth A. Thompson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Assistant Secretary and _____ respectively of the Centex International, Inc. the within named bargainor, and corporation, and that he as such Assistant Secretary 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 Kenneth A. Thompson as such Assistant Secretary, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN 37027 on this the 29th day of September 19 98.

My commission expires 8-5-2002 Melody A. Hayes Notary Public

MELODY A. HAYES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ken Thompson, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Division Controller for Centex Real Estate Corporation, as Managing general partner of Centex Homes, a Nevada General Partnerhsip, the within named bargainor, and partnership, and that he as such Division Controller, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the partnership, and by the said Ken Thompson, as such Division Controller.

Witness my hand and official seal at Brentwood, Tennessee, of this 29th day of September, 1998.

Melody A. Hayes
Notary Public

My Commission expires: 8-5-2002

MELODY A. HAYES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

0109 10/06 0101 03CHECK 669.43

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

98 OCT -6 AM 9:56

REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

04996645

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				177955.00
			CON TX	658.43
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	669.43
			CHECK	669.43
10/06/98	01		09:58 0001	0109

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0496645
IDENTIF. # REFERENCE

98 OCT -6 AM 9:56

BILL GARNER, REGISTER
DAVIDSON COUNTY, TN.

No. 1355371