WARRANTY DEED

BOOK 11230 PAGE 131

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 172,990.00

Thomas D. Luken Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF November 19 98

NOTARY PUBLIC AT LARGE (AFFIX SEAL)
Notary Public

MY COMMISSION EXPIRES: 3/21/2001

A SOUTH BOARD WILLIAMSON COUNTY NOTARY

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
Thomas G. Luken (NAME)	Fleet Mortgage Crop. (NAME)	MAP 172-3-B
5304 Woodlands Trace (ADDRESS)	P. O. Box 100562 (ADDRESS)	PARCEL 81
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Florence, S.C. 29501-0562 (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 Thomas G. Luken and Beth R. Luken, Husband and Wife

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. 81 on the Plan of The Woodlands, Phase 2, of record in Plat Book 6900, page 635, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Westminster Homes, Inc., a North Carolina corporation, by deed from Richter Dial Builders, Inc., a Tennessee corporation, of record in Book 10673, page 659, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Property Taxes for 1998, Restrictions of record in Book 7334, page 109, and Book 7408, page 250, as amended in Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224, and re-recorded in Book 8643, page 675; Charter of Homeowner's Association in Book 8454, page 246, Agreement for participation of Huntington Park Trunk sewer of record in Book 6699, page 752, P.U.D. Boundary of record in Book 6900, page 497, Dedication of common area to the Woodlands Homeowner's Association of record in Book 8472, page 310, Storm Water Detention Agreement of record in Book 7336, page 3, and subject to all matters shown on the plan of record in Book 6900, page 635, Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5304 Woodlands Trace, 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 13th day of November, 19 98

Westminster Homes, Inc.
By: Robert A. Eaton, Vice-President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named ~~Westminster Homes, Inc.~~.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Brentwood~~, Tennessee, this ~~13th~~ day of ~~November~~ 19 ~~98~~.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert A. ~~Yateman~~ 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. ~~Yateman~~ Yeatman as such vice-president, and attesting the same by the said Robert A. ~~Yateman~~ Yeatman as such vice-president.

Witness my hand and official seal at office at Brentwood, TN on this the 13th day of November 19 98.

My commission expires 3/21/2001

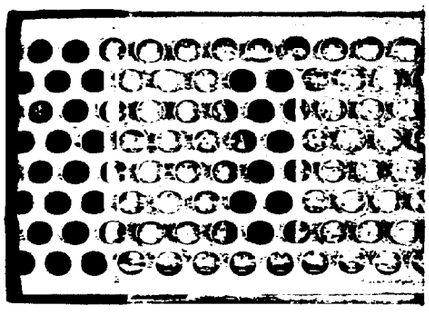
NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

0519345
IDENTIF. & REFERENCE

98 DEC -2 AM 11:00
REGISTER
DAVIDSON COUNTY, TN.

4235 12/02 0101 03CHECK 651-07



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

RECEIVED OF _____

FOR _____

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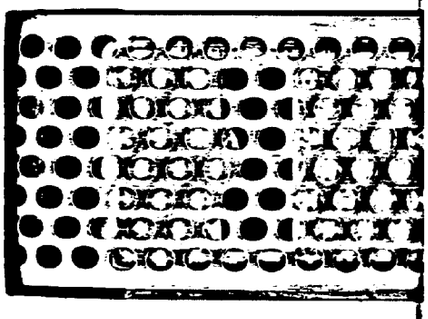
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

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 172990.00
				CON TX 640.07
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 651.07
				CHECK 651.07
			12/02/98 01	11:01 0001 4235

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0519345
IDENTIF. ↑ REFERENCE

98 DEC -2 AM 11:00
DAVIDSON COUNTY, TN

No. 1379260