29-B

File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 11255 PAGE 38

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

#16127

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES R. EDMONDSON (NAME)	SAME (NAME)	171-03-B
641 Old Hickory Blvd., #130 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	96
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	06DU83993

FOR AND IN 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,

MIKE HALAPIN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. EDMONDSON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 99 on the Plan of Phase One Section Two Townhomes of Fredericksburg, as of record in Plat Book 9700, page 364, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mike Halapin, unmarried by deed from Pulte Tennessee Limited Partnership, a Nevada Limited Partnership of record in Book 11038, page 84, said Register's Office.

This conveyance made subject to: (1) Restructions of record in Book 10126, page 435, amended in Book 10224, page 683, corrected in Book 10294, page 85, made applicable in Book 10393, page 11, Book 8920, page 65, amended in Book 9500, page 393, Book 9860, page 840, and Book 10694, page 541; (2) By-Laws of record in Book 10126, page 486, amended in Book 10275, page 959, Book 8920, page 45, amended in Book 10694, page 539; (3) Charter of record in Book 10126, page 430, Book 8920, page 40; (4) Easements of record in Bok 7358, page 643, and Book 9607, page 431; (5) All matters appearin on the Plan of record in Plat Book 9700, page 364, said Register's Office.

98 DEC 16 PM 12:12
REGISTER
DAVIDSON COUNTY, TN.

0526043
IDENTIF. & REFERENCE

unimproved ( )
This is improved (XX) property, known as 641 Old Hickory Blvd., #130, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of December, 19 98

Mike Halapin by Kathy Coleman

MIKE HALAPIN
BY: KATHY COLEMAN, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF _____

BOOK 11255 PAGE 39

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19_____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHY COLEMAN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said MIKE HALAPIN and is authorized by the said MIKE HALAPIN to execute this instrument on his behalf.

Witness my hand, at Office, this 15th day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 1998.

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

MIKE HALAPIN, UNMARRIED

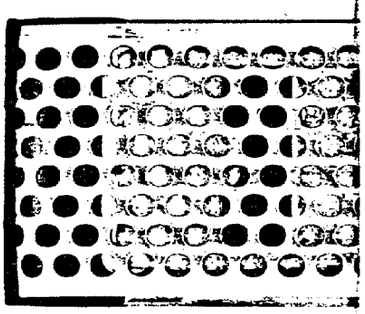
TO

JAMES R. EDMONDSON

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

1401 12/16 0101 03CHECK 714

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11255 PAGE 40

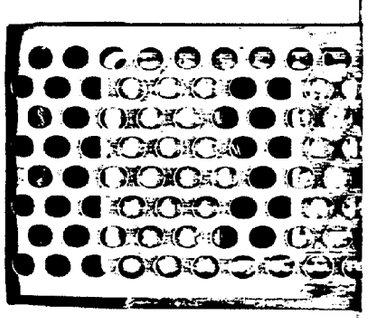
RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	
	190000.00
CON TX	703.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	714.00
CHECK	714.00

12/16/98 01 12:13 0001 1401



0526043
IDENTIF. ↑ REFERENCE

98 DEC 16 PM 12:12

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1400855