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# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 229,714.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 19 98

Notary Public

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

NOTARY PUBLIC AT LARGE
JUDY S. WELLS
DAVIDSON COUNTY, TENN.
My Commission Expires September 23, 2000

**THIS INSTRUMENT WAS PREPARED BY**
Judy S. Wells, Attorney, 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| T. Jeff Browning (NAME) | Pioneer Mortgage, Inc. (NAME) | 131-6H-55.00CO |
| 1105 Black Cherry Court (ADDRESS) | 144 Southeast Parkway, Ste. 200 (ADDRESS) | |
| Nashville, TN 37215 (CITY) (STATE) (ZIP) | Franklin, TN 37064 (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, Weekley Homes, L.P., a Delaware limited partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO T. Jeff Browning and wife, Jeanie Browning

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. 59 on the Plan of Village of Cherry Glen, Phase 3, of record in Plat Book 9700, page 451, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being a part of the same property conveyed to Weekley Homes, L.P., a Delaware limited partnership, by deed from Cherry Glen Partners, L.P., of record in Book 10945, page 128, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1998 have been prorated and payment thereof is expressly assumed by the herein Grantor; Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, Book 9882, page 739, amended in Book 10318, page 92, and Book 10594, page 695; Plan of record in Book 9700, page 451; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 1105 Black Cherry Court, Nashville, TN 37215
(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 14th day of December, 19 98

Weekley Homes, L.P., a Delaware limited partnership
By:

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 DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the Weekley Homes, L.P. the within named bargainor, and corporation, and that he 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 on this the 14th day of December 19 98.

My commission expires 9/23/2000

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON
My Commission Expires September 23, 2000

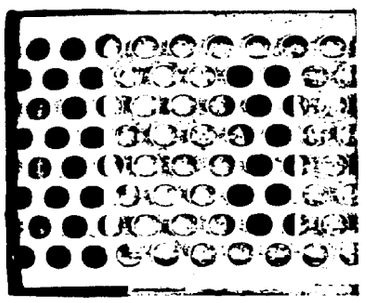


0527762
IDENTIF. ↑ REFERENCE

98 DEC 21 PM 2:07
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

3207 12/21 0101 03CHECK 1267.94



**OFFICIAL RECEIPT**

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

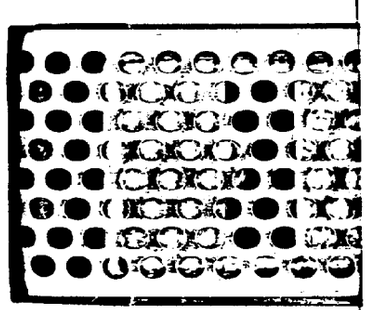
FOR _____

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| | | |
|---|---|---|
| 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 |

339714.00
CON TX 1256.94
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1267.94
CHECK 1267.94

12/21/98 01 14:06 0001 3207



05277762
IDENTIF. # REFERENCE

98 DEC 21 PM 2:07
REGISTER
DAVIDSON COUNTY, TN.

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1402646