WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: 5-28-2000
(AFFIX SEAL)

KATHERINE R. TICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
KAY B. HOUSCH, ESQ. BPR#010995, 214 SECOND AVENUE NORTH, STE TWO, NASHVILLE, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NEWMARK HOMES, L.P. (NAME)	BANK UNITED (NAME)	OUT OF MAP NO.172
WINFIELD DRIVE (ADDRESS)	3200 SOUTHWEST FREEWAY, STE.2000 (ADDRESS)	PARCEL NO. 144
NASHVILLE, TENNESSEE (CITY) (STATE) (ZIP)	HOUSTON, TX 77027 (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, DANCO PROPERTIES INVESTMENTS, L.L.C., a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NEWMARK HOMES, L.P., A TEXAS LIMITED PARTNERSHIP

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. 2 on the plan of Winfield Park, Phase I, Section 1, of record in Plat Book 9700, page 765, 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 Danco Properties Investments, Inc., by deeds of record in Book 10937, page 835; Book 10937, page 839; and Book 10937, page 843, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Subject to all matters shown on the plan of record in Plat Book 9700, page 765, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 11113, page 691, Register's Office for Davidson County, Tennessee.

Deed of Easement for ingress and egress and cross use easement of record in Book 5552, page 857, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as WINFIELD DRIVE, NASHVILLE, TENNESSEE
(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 7th day of December 19 98

DANCO PROPERTIES INVESTMENTS, L.L.C., a Tennessee limited liability company

By:
AUSTIN DANIEL, MANAGING MEMBER

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

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~~ Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared AUSTIN DANIEL and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the MANAGING MEMBER and _____ respectively of the DANCO PROPERTIES INVESTMENTS the within named bargainor, and corporation, and that he as such MANAGING MEMBER 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 AUSTIN DANIEL as such MANAGING MEMBER, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at ~~NASHVILLE~~ Franklin, TN on this the 7th day of December 1998.

My commission expires July 20, 2002 Carol A Mutch Notary Public

CAROL A. MUTCH NOTARY PUBLIC WILLIAMSON CO.

052874

IDENTIF. ↑ REFERENCE

98 DEC 23 AM 9:11

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

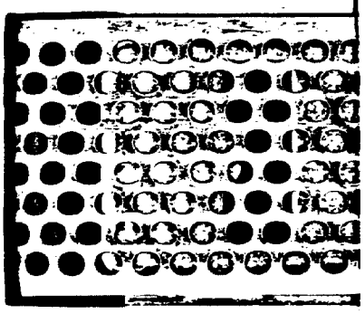
4263 12/23 0101 03CHECK 225.60

[redacted]

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11265 PAGE 217



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

DEBT 80000.00

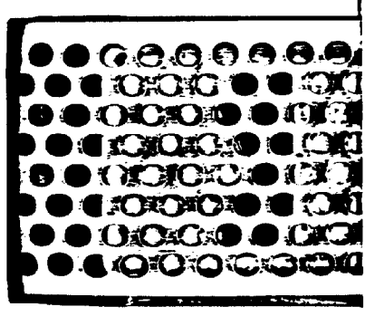
CON TX	214.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	225.60
CHECK	225.60

12/23/98 01 09:09 0001 4263

052874 I.
IDENTIF. ↑ REFERENCE

98 DEC 23 AM 9:11

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405792