WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 199,275.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 19 98

Notary Public

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

RUTH M. FORAY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

MAIL

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
Donald Kunian, Jr. (NAME)	SAME (NAME)	MAP 155-16-0-A
7037 Meadow Ridge Circle (ADDRESS)	(ADDRESS)	PARCEL 217.00 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	09D 83814

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 Donald Kunian, Jr. and wife, Tse Lan Kunian

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. 61 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 as subsequently corrected in Deed of Correction 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 owners of all the beneficial interrest 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 easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 7037 Meadow Ridge Circle, 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 15th day of December 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

by: Ken Thompson, Division Controller

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 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 15th day of December 19 98.

My commission expires July 12, 1999

_____
Notary Public

RUTH M FORAN 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 15th day of December, 1998.

My Commission expires: July 12, 1999

_____
Notary Public

RUTH M FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

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

2946 01/14 0101 02CHECK 748.50

99 JAN 14 PM 12:45

0536951
IDENTIFICATION/REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11297 PAGE 951

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

0536951
IDENTIF. REFERENCE

99 JAN 14 PM 12:45

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT
199275.00
CON TX 737.32
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 748.32
CHECK 748.32

01/14/99 01 12:43 0001 2946

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1412387