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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 174,000.00

Laura Myers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January 19 99

Catherine Greene
NOTARY PUBLIC
Notary Public

MY COMMISSION EXPIRES 5-28-2000

CATHERINE GREENE NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE SEAL

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)	GUARANTY FEDERAL BANK, F.S.B. (NAME)	
4637,4633&4621 STERLING CROSS (ADDRESS)	8333 DOUGLAS AVENUE, 2ND FLOOR (ADDRESS)	
NASHVILL, TENNESSEE (CITY) (STATE) (ZIP)	DALLAS, TEXAS 75225 (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, LLC, TENNESSEE LIMITED LIABILITY CO

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 Nos. 37, 38 and 41 on the Plan of Winfield Park, Phase I, Section I, of record in Plat Book 9700, Page 765, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to Danco Properties, Investments, L.L.C., a Tennessee limited liability company 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 4637,4633&4621 STERLING CROSS, NASHVILL, 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 11th day of January 19 99

DANCO PROPERTIES INVESTMENTS, LLC, TENNESSEE LIMITED LIABILITY CO

By: _____

AUSTIN DANIEL, MANAGING MEMBER

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, LLC 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 11th day of January 1999.

My commission expires 7/20/2002

Notary Public

0539690
IDENTIFICATION REFERENCE
99 JAN 22 AM 9:46
BILL GARNER
REGISTER
DAVIDSON COUNTY, TN.
5880 01/22/99 0101 03CHECK 654.00

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

0539690

IDENTIFICATION RECEIPT

99 JAN 22 AM 9:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	174000.00
CON TX	643.80
PRFEE	1.00
WDFEE	8.00
CFEE	2.00
TOTAL	654.80
CHECK	654.80

01/22/99 01 09:44 0001 5980

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1415301