316

THIS INSTRUMENT PREPARED BY:
Booker, Baugh & Grant, P.C.
First American Center
315 Deaderick Street, Suite 1280
Nashville, TN 37238-1280

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Shawn D. Thomas Robin D. Thomas	SAME	176-5A-130

5429 Hickory Woods Drive
Antioch, TN 37013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $120,405.00.

Shawn D. Thomas
Affiant

Subscribed to and sworn before me this 25th day of January, 1999.

La Sonia Allen
Notary Public

My Commission Expires: 3/24/2001

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars cash, in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, HOLIGAN HOMES TENNESSEE, LTD., A TEXAS LIMITED PARTNERSHIP, hereinafter called "GRANTOR", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said SHAWN D. THOMAS and wife, ROBIN D. THOMAS, hereinafter called "GRANTEES", their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 85, on the Plan of Hickory Woods, Section C, of record in Plat Book 6900, page 886, and 887, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to HOLIGAN HOMES TENNESSEE, LTD., A TEXAS LIMITED PARTNERSHIP by deed from T & T PARTNERSHIP I, of record in Book 11086, page 12, Register's Office for Davidson County, Tennessee.

This is improved property known as 5429 Hickory Woods Drive, Antioch, Davidson County, Tennessee 37013.

05425552
IDENTIF. & REFERENCE
99 JAN 29 PM 1:46
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belong, to the Grantees, their successors, heirs and assigns forever. I covenant with the said Grantees that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

Holigan Homes Tennessee, LTD further covenants and binds itself, its successors, representatives and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 25th day of January, 1999.

Holigan Homes Tennessee, LTD
A Texas Limited Partnership

VERIFICATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared JAMES E. RUDDELL, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to the Vice President of HOLIGAN HOMES TENNESSEE, LTD, A Texas Limited Partnership, and that he as such Vice President, and being duly authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Texas Limited Partnership company by himself as Vice President.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 25th day of January, 1999.

Notary Public

My Commission Expires: 3/24/2001

456.50 8954 01/29 0101 02CHECK

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11317 PAGE 470

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
120405.00
CON TX 445.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 456.50
CHECK 456.50

01/29/99 01 13:44 0001 8956

0542552
IDENTIF. # REFERENCE

99 JAN 29 PM 1:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1418338