WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,700.00

Teresa L. Johnston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 99

NOTARY PUBLIC AT LARGE (AFFIX SEAL)

Notary Public

MY COMMISSION EXPIRES 3/2/2001

WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Teresa L. Johnston (NAME)	First Bankers Mortgage Services (NAME)	161-11A-112
489 Huntington Ridge Dr. (ADDRESS)	1700 64th Street (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Ft. Lauderdale, FL 33309 (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, Westminster Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teresa L. Johnston, unmarried

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. 112, on the Plan of Huntington Ridge Townhouse, of record in Plat Book 4675, page 9, 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 Westminster Homes, Inc., a North Carolina corporation, by deed from Richter Dial Builders, Inc., a Tennessee corporation, of record in Book 10673, page 656, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 1999 and any subsequent years; Declaration of Covenants, Conditions and Restrictions and By-Laws in Book 4729, page 687, Book 4889, page 905, Book 5394, page 243, Book 7423, page 762; Storm Water Detention Agreement in Book 9732, page 551 and in Book 9775, page 308; Subject to all matters shown on the Plan of record in Book 4675, page 9, Regsiter's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 489 Huntington Ridge Dr., Nashville, Tennessee 37211
(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 29th day of January 19 99

Westminster Homes, Inc.

By:
Robert A. Yeatman, Vice President

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 Robert A. Yeatman with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President and respectively of the Westminster Homes, Inc. the within named bargainor, and corporation, and that he as such Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Robert A. Yeatman as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee 37027 on this the 29th day of January 1999.

My commission expires 8/11/2001

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

_____
Notary Public

99 FEB -4 PM 2:20
05454 12
IDENTIF. & REFERENCE
REGISTER
WILLIAMSON COUNTY, TN.
RECORDED 02/04/1999 TOTO 40/20 /3861
505-69

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11328 PAGE 124

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

0545412

IDENTIF. & REFERENCE

99FEB -4 PM 2:20

REGISTER
DAVIDSON COUNTY, TN.

CAMT	133700.00
CON TX	494.69
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	505.69
CHECK	505.69

02/04/99 01 14:19 0001 1587

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1421315