WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF February 19 99

NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES: 5-28-2000
(AFFIX SEAL)

Notary Public

CATHERINE B. PRICE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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)	OUT OF MAP 172
4636 & 4640 STERLING CROSS (ADDRESS)	8333 DOUGLAS AVENUE, 2ND FLOOR (ADDRESS)	PARCEL NO. 144
FRANKLIN, 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, 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 WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 85 and 86 on the Plan of Winfield Park, Phase I, Section I of record in Plat Book 9700, page 765, Register's Office for said County, to which plat 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 EXCEPTIONS:

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 4636 & 4640 STERLING CROSS, FRANKLIN, 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 2nd day of February, 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

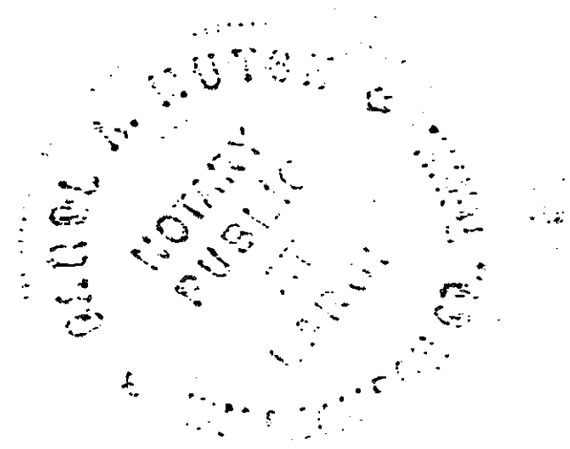
STATE OF TENNESSEE
COUNTY OF ~~XXXXXXXX~~ DAVIDSON Williamson

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 ~~XXXXXXXXX~~ Franklin, TN on this the 2nd day of February 1999.

My commission expires 7/20/2002

Notary Public



0547670

IDENTIF. & REFERENCE

99 FEB 10 PM 2:14

[illegible] REGISTER
DAVIDSON COUNTY, TN.

4433 02/10 0101 03CHECK 440.20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11335 PAGE 917

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

0547670

IDENTIF. & REFERENCE

99 FEB 10 PM 2:14

RECEIVED FOR REGISTER
DAVIDSON COUNTY, TN.

CAMT	116000.00
CON TX	429.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	440.20
CHECK	440.20

02/10/99 01 14:13 0001 4433

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1423719