0565699

REFERENCE

Box 48B

FILE NO: 991100

99 MAR 25 PM 3:27

REGISTER

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
c/o Charles H. Beaty, P.C.
214 Second Ave. North, Suite Two
Nashville, TN 37201

WARRANTY DEED

BOOK 11400 PG. 348

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) NEWMARK HOMES, L.P.	(NAME) GUARANTY FEDERAL BANK, F.S.B.	PART OF MAP 172
(STREET ADDRESS) 794 JORDAN ROAD	(STREET ADDRESS) 8333 DOUGLAS AVENUE, 2ND FLOOR	PARCEL 144
(City) (State) (Zip) FRANKLIN TENNESSEE 37067	(City) (State) (Zip) DALLAS TEXAS 75225	

FOR AND IN CONSIDERATION *of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged,* DANCO PROPERTIES INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY *have this day bargained and sold, and do hereby transfer and convey unto the said* NEWMARK HOMES, L.P., A TEXAS LIMITED PARTNERSHIP *the Grantees herein, their (successors), heirs and assigns, certain real estate in* DAVIDSON *County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 89 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, LLC, 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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this the 19th *day of* March 19 99

My commission expires: 9/29/2001
(Affix Seal)

The actual consideration or value whichever is greater, for this transfer is $ $8,000.00

Affiant

Notary Public

This is unimproved (X) property, known as 4656 STERLING CROSS NASHVILLE, TENNESSEE
improved ( ) *(House Number) (Street) (P.O. Address) (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), 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 genders.

Witness our hand this 19th *day of* March, 19 99, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DANCO PROPERTIES INVESTMENTS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
AUSTIN DANIEL, MANAGING MEMBER

RECORDED 01/01 0226 0565699
225.00

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

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **AUSTIN DANIEL**, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be* MANAGING MEMBER *of* DANCO PROPERTIES INVESTMENT, LLC, *the within named bargainor, a corporation, and that he as such* MANAGING MEMBER *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as* MANAGING MEMBER.

Witness my hand and official seal, at office in Franklin, TN, *this* 23 *day of* March, 19 99.

Carol O Mutch
Notary Public

My Commission Expires: 7/20/02

ENCUMBRANCES:

1. Taxes for 1999 and subsequent years.

2. Subject to all matters shown on the plan of record in Plat Book 9700, page 765, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 11113, page 691, Register's Office for Davidson County, Tennessee.

4. 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.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11400 PG. 350

0565699

INSTRUMENT REFERENCE

99 MAR 25 PM 3:27

CANT 58000.00
CON TX 214.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 225.60
CHECK 225.60

03/25/99 01 15:27 0001 3456

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442535