WARRANTY DEED

BOOK 11407 PG. 359

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 253,700.00

Affiant

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

NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES
(AFFIX SEAL)

Notary Public

3/21/2001

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
Robert E. Wages III	Sunshine Mortgage Corporation	MAP 172-13-A
(NAME)	(NAME)	
104 Newton Nook	2401 Lake Park Drive, Suite 300	PARCEL 35
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Smyrna, GA 30080	
(CITY) (STATE) (ZIP)	(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, Pulte Homes Tennessee Limited Partnership, a Nevada limited partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Wages III and wife, Phyllis M. Ohlemacher

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. 104 on the Plan of Williams Grove, Section One, of record in Book 9700, pages 580, 581 and 582, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Radnor Homes, Inc., a Michigan Corporation, by deed from Lester L. Williams, Jr., Trustee under the Last Will and Testament of Lester L. Williams, deceased, and Williams Family, L.P., a Tennessee limited partnership, of record in Book 10741, Page 566, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pulte Homes Tennessee Limited Partnership, a Nevada limited partnership by Quitclaim Deed from Radnor Homes, Inc., a Michigan Corporation, which deed is being recorded simultaneously herewith.

BEING the same property conveyed to Robert E. Wages III and wife, Phyllis M. Ohlemacher by deed from Pulte Homes Tennessee Limited Partnership, which deed is being recorded simultaneously herewith.

This conveyance is subject to taxes for 1999; Declaration of Covenants, Conditions, and Restrictions for Williams Grove including but not limited to

CONTINUED

This is improved (X) property, known as 104 Newton Nook, Brentwood, TN 37027 unimproved ( )
(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 19th day of March, 19 99

Pulte Homes Tennessee Limited, Partnership

By:

Randi L. Dalton, Closing Coordinator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randi L. Dalton, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Closing Coordinator of Radnor Homes, Inc., a Michigan Corporation and the sole general partner of Pulte Homes Tennessee Limited Partnership, the within named bargainor, and that she as such Closing Coordinator being authorized so to do, executed the foregoing Instrument for the purpose therein contained, by executing the same on behalf of the general partner of the said Limited Partnership by herself as Closing Coordinator of said corporation.

Witness my hand and seal at Brentwood, Tennessee, this 19th day of March, 1999.

My Commission Expires: 5/11/2001

Notary Public

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

easements, assignments, special assessments, charges and liens, contained in an instrument of record in Book 10741, Page 678 and Book 11167, Page 755; By-Laws of Williams Grove Homeowners' Association, Inc. record in Book 10741, page 716; Charter of Williams Grove Homeowners' Association, Inc., of record in Book 10741, Page 671; Storm Water Detention Agreement of record in Book 10951, page 699; All matters appearing on the plan of Williams Grove, of record in Book 9700, pages 580, 581 and 582; all recorded in the Register's Office for Davidson County, Tennessee.

0567648
IDENTIFICATION REFERENCE
99 MAR 30 PM 3:28
RECORDED IN REGISTER
DAVIDSON COUNTY, TN.
5515 03/30 0101 02CHECK $49.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11407 PG. 361

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

0567648

IDENTIF. & REFERENCE

99MAR30 PM 3:28

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	253700.00
CON TX	938.69
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	949.69
CHECK	949.69

03/30/99 01 15:27 0001 3515

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING (
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIV

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1444576