WARRANTY DEED

BOOK 11407 PG. 525

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 262,163.00

Justin C Rice
Affiant

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

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES 3/24/2001
(AFFIX SEAL)

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
Justin C. Rice	W. Gerald Quick	171-3A-184
(NAME)	(NAME)	
1408 Ft. Gaines Place	5118 Country Club Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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 Justin C. Rice and wife, Phyllis D. Rice

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. 48 on the Plan of Fredericksburg, of record in Plan Book 7900, page 509, as amended in Book 9700, page 151, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the property conveyed to Radnor Homes, Inc. by deed from Radnor Development Corporation of record in Book 10066, page 81, Register's Office for Davidson County, Tennessee.

Subject property being further conveyed to Pulte Homes Tennessee Limited Partnership, a Nevada limited partnership, by deed from Radnor Homes, Inc., recorded in the Register's Office for Davidson County, Tennessee, simultaneously herewith.

This conveyance is subject to the following: Taxes for the year 1999 which has been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 7900, page 509, as amended in Book 9700, page 151; Declaration of covenants, conditions and restrictions of the record in Book 7789, page 843, Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, Book 10393, page 11, Book 10628, page 517, Book 10694, page 541 and Book 1895, page 778;

CONTINUED

unimproved ( )
This is improved (X) property, known as 1408 Ft. Gaines Place, Brentwood, TN 37027
(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 March 19 99

Pulte Homes Tennessee Limited, Partnership

By:
Randi L. Dalton, Closing Coordinator

Randi Dalton

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 29th day of March, 1999.

My Commission Expires: 3/21/2001

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

This deed is executed on behalf of Radnor Homes, Inc. pursuant to a Resolution of the Board of Directors dated the 12th day of November, 1998, designating Randi L. Dalton, Closing Coordinator as signatory.

LEGAL DESCRIPTION CONTINUATION

Charter for Fredericksburg Homeowner's Association, Inc. of record in Book 8920, page 40; By-Laws in Book 8920, page 45; Easements of record in Book 7993, page 269 and Book 7851, page 712; all of record in the Register's Office for Davidson County, Tennessee.

0567682

IDENTIFICATION REFERENCE

99 MAR 30 PM 3:43

BILL BOYD REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

$9548.00 0101 08/30/99 981-00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11407 PG. 527

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

05676682

IDENTIFICATION REFERENCE

99 MAR 30 PM 3:43

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	CAMT
	262163.00
CON TX	970.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	981.00
CHECK	981.00

03/30/99 01 15:42 0001 5549

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1444610