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

FILE NO: 991175

BOOK 11526 PG. 843

Box 48B

WARRANTY DEED

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) 1200 SOLDIERS FIELD	(STREET ADDRESS) 8333 DOUGLAS AVENUE, 2ND FLOOR	PARCEL 144
(City) (State) (Zip) SUGARLAND TX. 77479	(City) (State) (Zip) DALLAS, TX 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 LIABLITY 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. 78 and 81 on the Plan of Winfield Park, Phase 1, Section 1 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 toDanco 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, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $116,000.00

Subscribed and sworn to before me this the 14th *day of* June 19 99

Shelly Richardson

Affiant

My commission expires: 9/29/2001

(Affix Seal)

Notary Public

This is unimproved (X) *property, known as* 4608 and 4620 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 11th *day of* June, 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

AUSTIN DANIEL, MANAGING MEMBER

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

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 11526 PG. 841

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Austin Daniel om I am personally acquainted (or proved to me on the basis of satsisfactory evidence), and whoupon oath acknowledged himself to be MANAGING MEMBER of DANCO PROPERTIES INVESTMENT, LLC. that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the MANAGING MEMBER and is authorized by the maker or by its constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand and official seal at Franklin, TN, *this* 11th *day of* June, 19 99.

Carol A Mullett
Notary Public

My Commission Expires: 7/20/2002

CAROL A. MULLETT
NOTARY PUBLIC
DAVIDSON COUNTY, TN

ENCUMBRANCES:

1. Taxes for 1999 and subsequent years.

2. Subject to all matters shown on plan of record in 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.

F:\DEED\991175war

0599509

RECORDING REFERENCE

99 JUN 14 PM 2:11

ELL GARDNER REGISTER
DAVIDSON COUNTY, TN.

9426 06/14 0101 03CHECK 440.20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11526 PG. 845

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

0599509

INSTRUMENT # REFERENCE

99 JUN 14 PM 2:11

BILL GARRETT 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

06/14/99 01 14:14 0001 9426

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473850