WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,752.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 1999

Notary Public

MY COMMISSION EXPIRES: 5/27/2001
(AFFIX SEAL)

PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Judy S. Wells, Attorney, 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Weekley Homes, L.P. (NAME)	Weekley Homes, L.P. (NAME)	86-04-13.00
1111 North Post Oak Road (ADDRESS)	111 North Post Oak Road (ADDRESS)	86-04-32.00
Houston, TX 77055 (CITY) (STATE) (ZIP)	Houston, TX 77055 (CITY) (STATE) (ZIP)	86-04-36.00

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, Consolidated Realty Services Inc, d/b/a Consolidated Development

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Weekley Homes, L.P., a Delaware limited partnership

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 Nos. 13, 32 and 36 on the Plan of Jackson's Grove, Phase Two, of record in Book 8250, page 999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being part of the same property conveyed to Consolidated Realty Services, Inc., d/b/a Consolidated Development Corp., by deed from Jean Chandler Mangrum, Thomas Jackson, Charlene Waldron, Sue Pryor, Joyce Everett, Annette Gleaves and Raymond Jackson, of record in Book 10728, page 592, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 have been prorated and payment thereof is expressly assumed by the herein Grantee; Declaration of Covenants, Conditions and Restrictions of record in Book 10841, page 583; By-laws of record in Book 10841, page 607; Plan of record in Book 8250, page 999 and Book 8250, page 895; all in the Register's Office for Davidson County, Tennessee.

Grantor shall pay any and all "Greenbelt" or "Roll-Back" taxes which shall become due and payable.

unimproved (X)
This is improved ( ) property, known as Lots 13, 32, 36 Jackson's Grove, Hermitage, TN 37076
(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 July 1999

Consolidated Realty Services Inc, d/b/a Consolidated Development
By: Thomas E Dean - PRESIDENT
Thomas E. Dean, President

3/30/99 0101 01 CHECK

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 _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Thomas E. Dean and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Consolidated Realty Services Inc the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Thomas E. Dean as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee this the 29th day of July 1999.

My commission expires 9/23/2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 23, 2000

MAIL ENV.

06201147

RELEASE & REFERENCE

99 AUG -4 AM 9:13

REGISTER DAVIDSON COUNTY, TN.

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

06201147

IDENTIF. # REFERENCE

99 AUG -4 AM 9:13

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11604 PAGE 608

CAMT	98752.50
CON TX	365.38
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	376.38
CHECK	376.38

08/04/99 01 09:19 0001 1649

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499860