WARRANTY DEED

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,390.00

J. Thomas Eckleson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 1999

Judy S. Wells
Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

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.	Weekley Homes, L.P.	86-4C-24.00
(NAME)	(NAME)	
1111 North Post Oak Road	1111 North Post Oak Place	
(ADDRESS)	(ADDRESS)	
Houston, TX 77055	Houston, TX 77055	
(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, Consolidated Realty Services Inc, d/b/a Consolidated Development Corp.

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 No. 38 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; 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 Lot 38, 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 30th day of August 1999

Consolidated Realty Services Inc d/b/a Consolidated Development Corp.
By: J. Thomas Eckleson
Thomas E. Dean, President

9/09/99 0101 02CHEEK 134.50

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 d/b/a * the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute 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 on this the 30th day of August 1999.

My commission expires 9/23/2000 _____
Notary Public

* Consolidated Development Corp.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires
September 23, 2000

06311491
RECEIVED FOR REFERENCE
99 SEP -2 AM 8:51
BILL BARNELL REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11646 PAGE 136

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

063149l

REFERENCE

99 SEP -2 AM 8:54

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	33390.00
MOR TX	133.58
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	134.58
CHECK	134.58

09/02/99 01 09:54 0001 3809

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511851