WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,900.00

James E. Epps
Affiant

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

Jennifer Humbles
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Epps (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	136-15-A-012
3405 Anderson Road (ADDRESS)	201 4th Avenue North (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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 James E. Epps, unmarried

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. 12 on the Plan of Watercrest Townhomes Phase 1, of record in Plat Book 8250, page 888, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being a part of the same property conveyed to Pulte Homes Tennessee Limited Partnership by deed from Radnor Homes, Inc., of record in Book 11356, page 456, 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 Grantor; any and all restrictions and easements of record; Plan of record in Book 8250, page 888; all in the Register's Office for Davidson County, Tennessee.

99 OCT -1 PM 3:01
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

QUENTIN A REFERENCE
0641898

unimproved ( )
This is improved (X) property, known as 3405 Anderson Road, Antioch, TN 37013
(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.

10/01 0001 03 CHECK 484.23

Witness my hand this 30th day of September, 1999

Pulte Homes Tennessee Limited, Partnership, a Nevada limited partnership
By: Adrian Duderley

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 Marian Dunkerley and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Closing Coordinator and _____ respectively of the Pulte Homes Tennessee Limited partnership the within named bargainor, and corporation, and that she as such Closing Coordinator 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 Marian Dunkerley as such Closing Coordinator, 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 September 1999.

My commission expires 5/27/2001

JENNIFER DUNLAP NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Jennifer Dunlap
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11685 PAGE 60

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

0641898

IDENTIFICATION REFERENCE

99 OCT -1 PM 3:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 127900.00
CON TX 473.23
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 484.23
CHECK 484.23

10/01/99 01 15:04 0001 4888

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1522785