WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 387,368.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: October 13, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mortgage Escrow Company, 3212 West End Avenue, Suite 500, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin Holmes	First Republic Mortgage	MAP 171
(NAME)	(NAME)	
5837 Petersburg Lane	3212 W. End Ave., #500	GROUP 8-C
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37203	PARCEL 10
(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, Randall Phillips Homes, LLC,, a Tennessee Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martin Holmes and wife, Patricia Ann Holmes

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:

Being Lot No. 10 on the Plan of Section Two, Williamsburg at Brentwood of record in Plat Book 9700, page 692, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the same property conveyed to Randall Phillips Homes, LLC, A Tennessee Liability Company, by deed from Beazer Homes Corp. d/b/a Phillips Builders, Inc., a Tennessee corporation of record in Book 10797, page 35, Register's Office, Davidson County, Tennessee.

0663801

FEE [illegible] REFERENCE
[illegible] REGISTER
DAVIDSON COUNTY, TN.
99DEC-3 PM 3:21

unimproved ( )
This is improved (X) property, known as 5837 Petersburg Lane, Brentwood, Tennessee 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 November 1999

Randall Phillips Homes, LLC,, a Tennessee Liability Company

By: [signature]

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 E. RANDALL PHILLIPS and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be ~~the~~ AN OFFICER and _____ respectively of the Randall Phillips Homes, LLC, the within named bargainor, and corporation, and that he as such OFFICER 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 E. RANDALL PHILLIPS as such OFFICER, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 29th day of November 1999.

My commission expires ~~October 13, 2001~~ 12-11-2001 _____
Notary Public

1444.27

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11768 PAGE 689

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

0.0

0.00

CONT

387368.00

CONV TX	1433.27
PRFEE	1.00
MTGFEE	8.00
CFEE	2.00
TOTAL	1444.27
CHECK	1444.27

12/03/99 01 15:22 0001 8178

0663801

TOCKET REFERENCE

99 DEC -3 PM 3:21

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1545768