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 $ 101,587.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February, 2000

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. (NAME)	Weekley Homes, L.P. (NAME)	86-04C-1.00
1111 Post Oak Road (ADDRESS)	1111 Post Oak Road (ADDRESS)	86-04C-33.00
Houston, TX 77055 (CITY) (STATE) (ZIP)	Houston, TX 77055 (CITY) (STATE) (ZIP)	86-04C-23.00

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 Lots No. 1, 21 and 37 on the Plan of Jackson's Grove, Phases One, Three, and Two, of record in Plat Book 8250, page 895, Plat Book 9700, page 988 and Plat 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 2000 have been prorated and payment thereof is expressly assumed by the herein Grantor; 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 Plat Books 8250, page 895, Book 9700, page 988 and 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.

Instr:200002110014330 Page: 1 OF 2
REC'D FOR REC 02/11/2000 4:06:56PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $375.87

unimproved ( )
This is improved ( ) property, known as Lots 1, 21, 37 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 4th day of February, 2000

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

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, 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 4th day of February, 2000 .

My commission expires 9/23/2000

JUDY G. WELLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires September 23, 2000

Notary Public