This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
JAMES T. OGLESBY, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

Union Planters Bank
401 Union Street
Nashville, TN 37219-1788

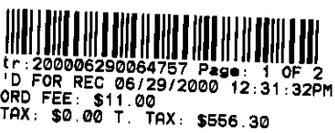
NAME OF MORTGAGEE:

Union Planters Bank
401 Union Street
Nashville, TN 37219-1788

ADDRESS NEW OWNERS:

Southern Homes, Inc.
Lot 16 Middleton Subdivision
Nashville, TN

MAP 157-12, GROUP _____, PARCEL TD 31425



WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTY THOUSAND THREE HUNDRED FIFTY & NO/100 ($150,350.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, George Hicks, Jr. and wife, Vicky Hicks has this day bargained and sold and does hereby transfer and convey unto Southern Homes, Inc., his/her/their/its heirs, successors or assigns, the following described property:

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

Lot 16 of Middleton, a Residential Planned Unit Development, 3rd Revision recorded on May 16, 1989, of record Book 6900, page 900, Register's Office for Davidson County, Tennessee; superseding Middleton, a Residential Planned Unit Development, 2nd Revision recorded on March 29, 1987, of record in Book 6900, page 257, Register's Office for said County.

Being a portion of the same property conveyed to George T. Hicks by Installment deed of Edith K. Weisiger and husband, Felix M. Weisiger and B. Roy Kennedy, Jr. and wife, Mae W. Kennedy of record in Book 5968, page 36, Register's Office of Davidson County, Tennessee. And being the same property conveyed to George Hicks, Jr. by Quitclaim deed from George T. Hicks and Sallie R. Hicks of record in Book 8177, page 338, Register's Office of Davidson County, Tennessee. And by Quitclaim Deed from George T. Hicks and wife, Sallie Read HIcks to George Hicks, Jr. and wife, Vicky Hicks of record in Book 8512, page 739, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Southern Homes, Inc., his/her/their/its heirs, successors or assigns, forever.

AND GRANTOR COVENANTS with the said Southern Homes, Inc., that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 2000 Metropolitan Davidson County Taxes constitute a lien but not yet due and payable. Said taxes have been prorated as of the date of this instrument with grantor paying said prorata portion thereof to grantees who will be responsible for the payment of said taxes when due and payable. Map 157-08-0-A-016.00CO.

2. Matters appearing on the Plan of record in Plat Book 6900, page 900, Register's Office of Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in Book 6505, page 881, said Register's Office.

4. Metropolitan Government for water and sewer purposes in deeds of conveyance of record in Book 8377, pages 774, 812 and 816, said Register's Office.

5. Declaration of covenants, conditions, and restrictions of record in Book 6522, page 212, first amendment in Book 7119, page 345 and second amendment in Book 9816, page 844, third amendment in Book 10714, page 744, said Register's Office.

AND GRANTOR FURTHER COVENANTS and binds itself, his/her/their/its successors and representatives, to warrant and forever defend the title to said property, to the said Southern Homes, Inc., his/her/their/its heirs, successors or assigns, against the lawful claims of all persons whomsoever.

Witness our signatures on this the 31st day of May, 2000.

George Hicks, Jr.

Vicky Hicks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared George Hicks, Jr. and wife, Vicky Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that (s)he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, on this the 31st day of May, 2000.

(SEAL)

, Notary Public

My Commission Expires:

6-19-00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $150,350.00.

Sworn to and subscribed before me, on this the 31st day of May, 2000.

(SEAL)

, Notary Public

My Commission Expires:

6-19-00