THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Ralph Mason Sinclair, Jr.
4706 Sewanee Road
Nashville, TN 37220

MORTGAGEE:

MAP-PARCEL NUMBERS:
MAP 131-16
PARCEL 040
OH-10996

WARRANTY DEED

BOOK 7626 PAGE 184

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Eunice Thompson Orr, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ralph Mason Sinclair, Jr. and wife, Vaughn G. Sinclair

hereinafter called the Grantee, Grantee's 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. 2 Block "A" on the plan of First Addition to Gateway Acres, of record in Book 1424, page 9, Register's Office for said County.

SAID Lot No. 2 fronts 187.74 feet on the easterly margin of Sewanee Road and extends back 370.8 feet on the northerly line and 338.5 feet on the southerly line to a dead line in the rear, measuring 192.5 feet thereon.

Being the same property conveyed to William F. Orr and wife, Eunice Thompson Orr by deed from DeWitt C. Thompson, III and wife, Diana Thompson of record in Book 77, page 283, said Register's Office. William F. Orr has since died leaving Eunice Thompson Orr as surviving tenant by the entirety

5946 08/15 0101 03CHECK 617.00

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

AUG 15 9 15 AM '88

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This is (an) improved property, known as 4706 Sewanee Road, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 9th day of August, 1988.

Eunice Thompson Orr

Eunice Thompson Orr

STATE OF TENNESSEE
COUNTY OF Davidson

On this 9th day of August, 1988, before me personally appeared Eunice Thompson Orr, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

BOOK 7626 PAGE 185

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 185,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 9th day of August, 1988.

My Commission Expires: 10-24-88

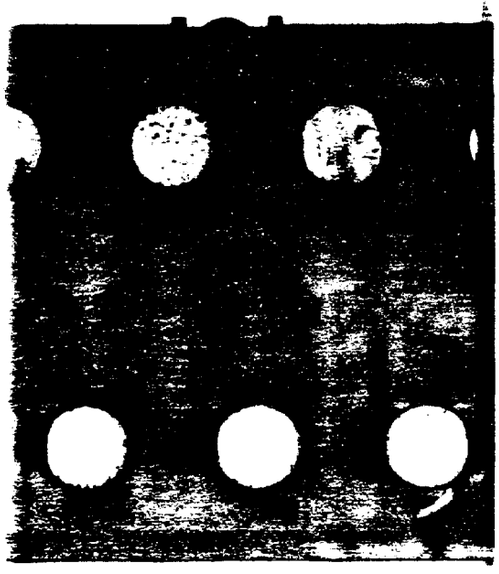
_____
Notary Public

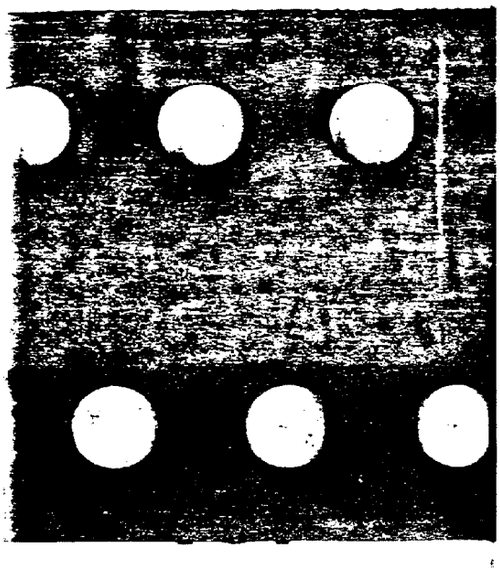
WARRANTY DEED

from:
Eunice Thompson Orr, unmarried

to:
Ralph Mason Sinclair, Jr. and wife,
Vaughn G. Sinclair

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7626 PAGE 186

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT
				185000.00
				CON TX 610.50
				PRFEE 0.50
				TDEED 6.00
				ERR CO
				TDEED 6.00-
				WDEED 6.00
				TOTAL 617.00
				CHECK 617.00

08/15/88 01 09:16 0001 6946

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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AUG 15 9 15 AM '88

No. 123501