This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
The Paddock I, C-12
229 Ward Circle
Brentwood, TN 37027

FILE BOX 38 FILE #9180

BOOK 8035 PAGE 713

Address New Owner(s):	Send Tax Bills to:	Tax Information:
Dwayne E. Avington and Lillian G. Kittrell	First Tennessee Bank, N.A.	Map: 162-16-B
307 Leisure Court	P.O. Box 1000, Dept. 47	Parcel(s): 9
Antioch, TN 37013	Memphis, TN 38148	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, THE CORPOREAL GROUP, a Tennessee general partnership (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Dwayne E. Avington, unmarried and Lillian G. Kittrell, married* (the "Grantee"), its successors, heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

*as joint tenants with right of survivorship and not as tenants in common,

This is improved property located at 307 Leisure Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors, heirs and assigns, forever.

AND Grantor convenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of January, 19XX90.

THE CORPOREAL GROUP,
a Tennessee general partnership

By: Betty S. Binkley Gearhart
Betty S. Binkley now Gearhart
Attorney-in-Fact for all
partners by Power-of-Attorney
of record in Book 6563,
page 145, Register's Office
for Davidson County, Tennessee

0026 3

IDENTIF. REFERENCE

JAN 31 8 12 AM '90

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Betty S. Binkley Gearhart, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney-in-Fact for the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of January, 1990.

Catherine A. Binkley
Notary Public

My Commission Expires: 3/27/93

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 57,300.00.

Dwayne E. Arrington
Affiant

Subscribed and sworn to before me, this 29th day of January, 1990.

Catherine A. Binkley
Notary Public

My Commission Expires: 3/27/93

PLEASE RETURN TO: FILE BOX 38

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Section One Phase One Leisure Heights, as of record in Plat Book 5800, page 267, amended in Book 6396, page 502, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to The Corporeal Group, a Tennessee partnership by deed from Watt-Wise Construction, Inc. & Leisure Heights Homeowners' Association of record in Book 6396, Page 507, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

This conveyance is made subject to:

(1) Taxes for the year 1990, prorated and assumed by the Grantees;

(2) Declaration of Covenants, Conditions and Restrictions for Leisure Heights Section One Phase One of record in Book 6146, page 241, amended in Book 6150, page 585, Book 6259, page 862, Book 6396, page 504 and in Book 7303, page 232, Register's Office for Davidson County, Tennessee.

(3) By-Laws of Leisure Heights Homeowners Association of record in Book 6146, page 276, Register's Office for Davidson County, Tennessee.

(4) Dedication of common area to Leisure Heights Homeowners' Association of record in Book 6146, page 238, Register's Office for Davidson County, Tennessee.

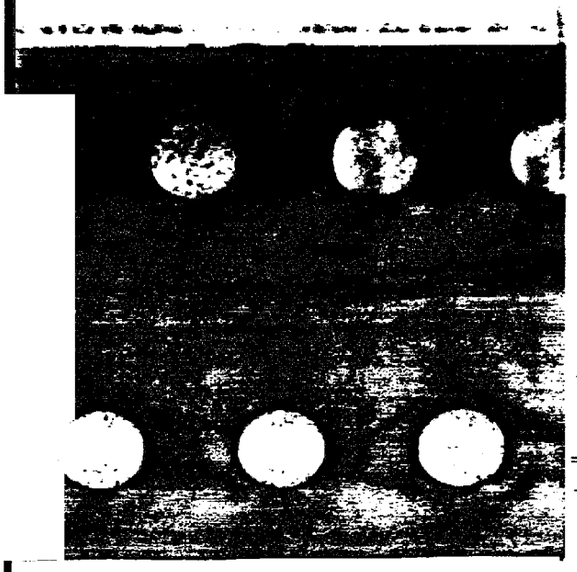
(5) Charter of Incorporation of Leisure Heights Homeowners' Association of record in Book 6164, page 438, Register's Office for Davidson County, Tennessee.

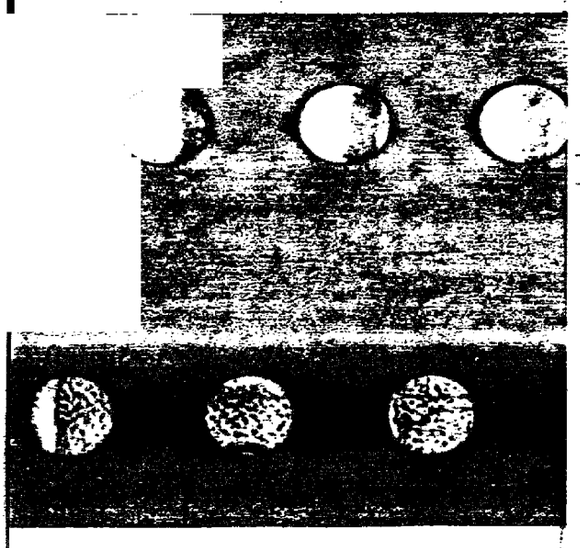
(6) Easement of record in Book 4984, page 569, Register's Office for Davidson County, Tennessee.

(7) Storm Water Detention Agreement of record in Book 6145, page 226, Register's Office for Davidson County, Tennessee.

(8) All matters appearing on the Plan of record in Plat Book 5800, page 267, amended in Plat Book 6396, page 502, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"





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

RECEIVED OF _____

FOR _____

BOOK 8035 PAGE 717

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 57300.00
CON TX 189.09
PRFEE 1.00
WDEED 12.00
TOTAL 202.09
CHECK 202.09

01/31/90 01 08:09 0001 7691

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

Q U 2 8 3

IDENTIF. REFERENCE

JAN 31 8 12 AM '90

DAVIDSON COUNTY TN.

No. 288745