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GENERAL WARRANTY DEED

FROM: WILL T. VANCE, and wife, CAROL VANCE, Grantors

TO: RALPH MASON SINCLAIR, JR., and wife, VAUGHN GASTON SINCLAIR, Grantees

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
1019 Gateway Lane Nashville, TN 37220	Same	131-16-68 Field Book Numbers OH-10845

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Eighty-Five Thousand and 00/100 Dollars ($385,000.00).

Ralph Mason Sinclair
Affiant

SUBSCRIBED AND SWORN TO before me, this the 15th day of June, 1994.

Notary Public

My Commission Expires: 1/20/96

FOR AND IN CONSIDERATION OF the sum of Three Hundred Eighty-Five Thousand and 00/100 Dollars ($385,000.00), the receipt and sufficiency of which are hereby acknowledged, WILL T. VANCE and wife, CAROL VANCE (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto RALPH MASON SINCLAIR, JR. and wife, VAUGHN GASTON SINCLAIR (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 1019 Gateway Lane, Nashville, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

And Grantors do covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 1st day of June, 1994.

Will T Vance
WILL T. VANCE

Carol Vance
CAROL VANCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, WILL T. VANCE and CAROL VANCE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 1st day of June, 1994.

Denise M. Laumeyer
Notary Public

My Commission Expires: 11/20/96

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 27, on the plan of the Second Addition to Gateway Acres, as of record in Book 1424, page 83, Register's Office for said County.

Said Lot No. 27 fronts 225 feet on the southerly side of Gateway Lane and runs back 374.9 feet on the westerly line and 358.7 feet on the easterly line to a dead line, measuring 225 feet therein.

Being the same property conveyed to Will T. Vance and wife Carol Vance by deed from Ruth T. Byers of record in Book 4929, page 364, Register's Office for Davidson County, Tennessee.

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EXHIBIT B

Encumbrances

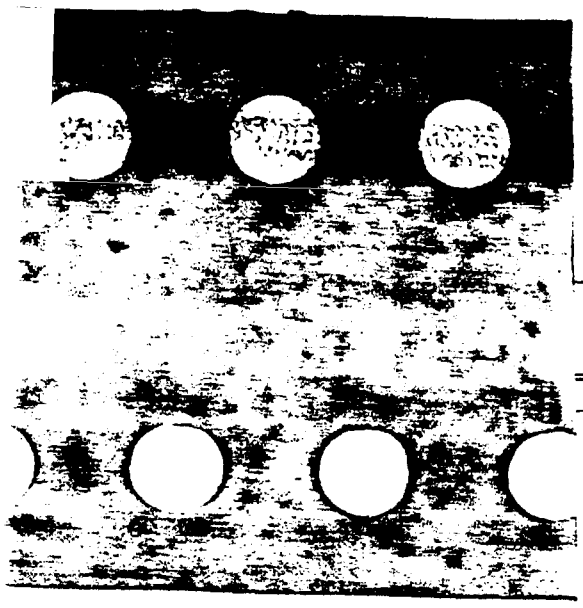
1. Taxes for 1994, a lien but not yet due and payable.

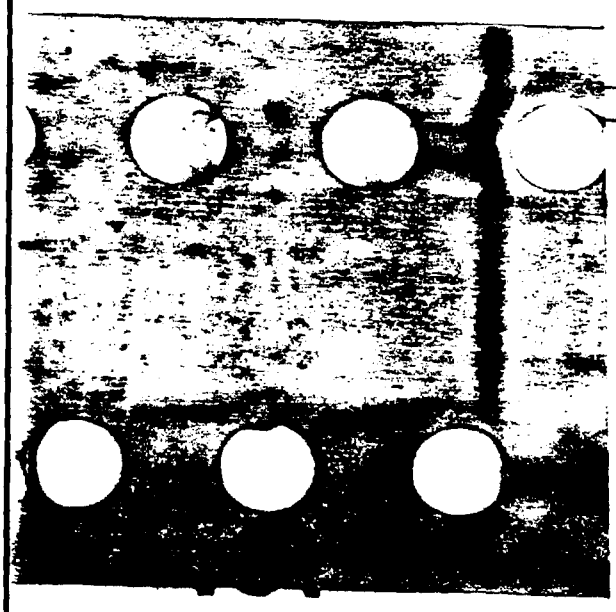
2. All matters shown on the plan of record in Book 1424, page 83, said Register's Office.

56288
IDENTIFICATION REFERENCE

94 JUN -1 PM 4:10
REGISTER
DAVIDSON COUNTY, TN.

0751 06/01 0101 03CHECK 1441.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

MAMT 385000.00
ERR CO
MAMT 385000.00-
CAMT 385000.00
CON TX 1424.50
PRFEE 1.00
MDEED 16.00
TOTAL 1441.50
CHECK 1441.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/01/94 01 16:10 0001 0751

56288
IDENTIF. # REFERENCE

94 JUN -1 PM 4:11
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 797734