BOOK 9618 PG 847

FROM: Raymond Arthur Sosa and wife, Consuelo Sosa

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

TO: William P. Sinclair and wife, Karen Jane Sinclair

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
William P. Sinclair, et ux 400 Sun Valley West Nashville, Tennessee 37221	Same	142-15D/12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $87,500.00.

William P. Sinclair
Affiant

Subscribed and sworn to before me, this the 10th day of March, 1995.

Notary Public

My Commission Expires: 3/22/97

GENERAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Raymond Arthur Sosa and wife, Consuelo Sosa, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto William P. Sinclair and wife, Karen Jane Sinclair, hereinafter called "GRANTEES," their successors, 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. 12, on the Plan of Sun Valley Townhomes, as shown on plat of record in Plat Book 6900, page 519, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Raymond Arthur Sosa and wife, Consuelo Sosa, by Deed of record in Book 7513, page 811, said Register's Office.

Said property is transferred subject to the following limitations, restrictions, and encumbrances:

1. 1995 Taxes to be paid by GRANTEES.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7422, page 977, and in any allied instrument(s) referred to in said restrictions.

3. Party wall(s) situated partly on the insured property and partly on adjoining properties.

4. By-Laws of Sun Valley Town Homes Homeowner's Association, Inc. of record in Book 7446, page 393.

5. All matters shown on Plat recorded in Book 6900, page 519.

This is improved property located at: 400 Sun Valley West, Nashville, Tennessee 37221.

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 successors, heirs, and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors 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 its hand this 10 day of March, 1995.

95 MAR 15 AM 10:11

REGISTER DAVIDSON CO. TN.

42093 IDENTIF. & REFERENCE

MAIL ENV.

Raymond Arthur Sosa

Consuelo Sosa

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett III, a Notary Public in and for said County and State, the within-named Raymond Arthur Sosa, and Consuelo Sosa, the bargainors, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

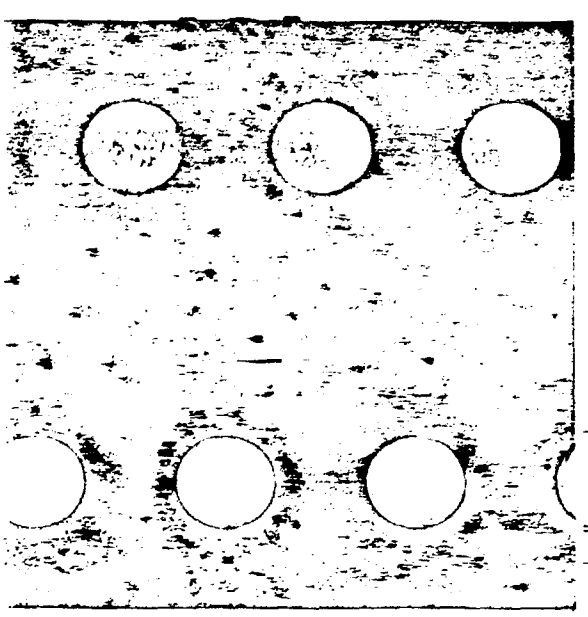
WITNESS my hand and seal, at office in Nashville, Tennessee, this the 10th day of March, 1995.

Notary Public

My Commission Expires: 3/22/97

c:\doc\Sosa\GWD

94 MAR 15 0101 03CHECK 332.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9618 PG 549

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 87500.00



CON TX 323.75
PRFEE 1.00
WDEED 8.00
TOTAL 332.75
CHECK 332.75

03/15/95 01 10:12 0001 0439

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42093
IDENTIF. & REFERENCE

95 MAR 15 AM 10: 11

REGISTER
DAVIDSON COUNTY, TN.

No. 890034