BOOK 9983 PG 915

GENERAL WARRANTY DEED

FROM: WHITWORTH PROPERTIES, L.P., Grantor

TO: FAIRWAY HOMES, INC., Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
424 Church Street
Eighteenth Floor
SunTrust Center
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
P. O. Box 1406 Brentwood, TN 37024-1406	(new owner)	104-14G-115

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Ninety-five Thousand 00/100 Dollars ($95,000.00).

Robert E Williams
Affiant

SUBSCRIBED AND SWORN TO before me, this the 15th day of March, 1996.

Debbie Oakleidge
Notary Public

DEBBIE OAKLEIDGE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires: May 30, 1999

FOR AND IN CONSIDERATION OF the sum of Ninety-five Thousand Dollars and 00/100 Dollars ($95,000.00), the receipt and sufficiency of which are hereby acknowledged, WHITWORTH PROPERTIES, L.P., Grantor, has bargained and sold, and by these presents does transfer and convey unto FAIRWAY HOMES, INC., Grantee, its 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 unimproved property known as Lot 4 of Whitworth Subdivision, Phase 2, Nashville, Tennessee.

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 Grantee, its successors and assigns forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has 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.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its 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 15 day of March, 1996.

WHITWORTH PROPERTIES, L.P.,
a Tennessee limited partnership

By: WHITWORTH MANAGEMENT GROUP, INC.,
a Tennessee corporation,
general partner

By: Robert E. Whitworth

Title: President

0161652
IDENTIF. ↑ REFERENCE

96 MAR 19 PM 3:22
FILED - RECORDED - REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9983 PG 917

Before me, Debbie Omohundro, a Notary Public of said County and State, personally appeared Robert E. Clement, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of WHITWORTH MANAGEMENT GROUP, INC., the general partner of WHITWORTH PROPERTIES, L.P., the within named bargainor, a limited partnership, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing his name on behalf of the Whitworth Management Group, Inc. the general partner of Whitworth Properties, L. P.

Witness my hand and seal, at Office in Nashville, this 15th day of March, 1996.

Debbie Omohundro
Notary Public

DEBBIE OMOHUNDRO NOTARY PUBLIC DAVIDSON COUNTY TENN LARGE

My Commission Expires: May 30, 1999

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

EXHIBIT A

Being Lot No. 4 on the Plan of Whitworth, Phase 2 as shown on the plat of record in Plat Book 7900, page 470, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Whitworth Properties, L.P. by deed from Third National Bank in Nashville of record in Book 8830, page 265, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

EXHIBIT B

Encumbrances

1. The lien for 1996 taxes which have been prorated and will be paid by Grantee.

2. Restrictive Covenants of record in Book 8026, page 305, Page 8047, page 243, Book 8882, page 45, Book 8830, page 249, Book 8830, page 270, and Book 9778, page 27, Register's Office for Davidson County, Tennessee.

3. All easements, conditions and other matters shown on the Plan of Record recorded in Book 7900, page 470, said Register's Office.

4. As to Lots 1 to 37 on Plat of Whitworth, Phase 2, recorded in Book 7900, page 470; spc01 (a) encroachment of paved alley which runs through Lot 37; (b) foundation slope of tennis building north of Lots 21 and 22 encroaches into the common area.

0103 03/19 0101 03CHECK 368.50



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

RECEIVED OF _____

FOR _____

BOOK 9983 PG 919

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 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 16.00
TOTAL 368.50
CHECK 368.50

03/19/96 01 15:22 0001 0103

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0161652 IDENTIF. ↑ REFERENCE

96 MAR 19 PM 3:22
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TENN.

No. 1018154