BOX 28

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

FILE 10093-PT.388

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF June 1996

NOTARY PUBLIC

My Commission expires: 11-29-97

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
R. TIMOTHY SINKS (NAME)	Same (NAME)	104-14G-118
112 High Point Anchorage (ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

WHITWORTH PROPERTIES, L. P., A TENNESSEE LIMITED PARTNERSHIP

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

R. TIMOTHY SINKS AND WIFE, DARLENE D. SINKS

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 as shown on the Final Plat of Whitworth Phase 2, as of record in Book 7900, page 470, said Register's Office, to which plat reference is hereby made for a more complete description.

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

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Matters shown on the Plan of record in Book 7900, page 470, said Register's Office.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8026, page 305, as amended in Book 8282, page 45, said Register's Office, and amended, supplemented and made applicable in Book 8830, page 249, Register's Office for said County.

3. Metro taxes for 1996, a lien, but not yet due and payable.

unimproved (X)
This is improved ( ) property, known as _____ (House Number) (Street) (City) (State) (Zip)

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 heirs and assigns, forever. We do covenant with said GRANTEES that we 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs 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 our hands this 20th day of June, 19 96.

WHITWORTH PROPERTIES, L. P.
By: WHITWORTH MANAGEMENT GROUP, INC.
General Partner
By: Robert E. Clements
Robert E. Clements, President

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

3933 06/20 0101 03CHECK 377.1

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19 _.

My Commission expires:

_____ _____
Notary Public

FELIX Z. WHITEHILL REGISTER
DAVIDSON COUNTY, TN.

96 JUN 20 PM 2:48

IDENTIF. & REFERENCE

0195013

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

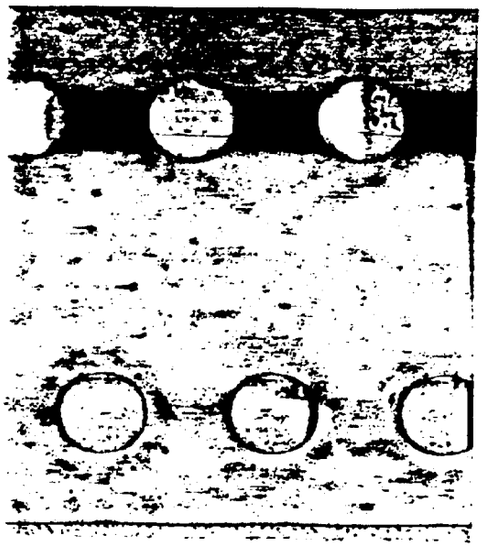
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

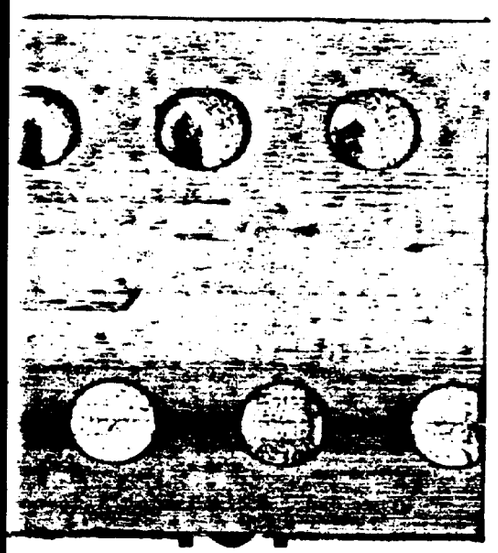
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert E. Clements, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Whitworth Management Group, Inc., a corporation, and that said corporation is the General Partner of Whitworth Properties, L. P., the within named bargainor, a partnership, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as General Partner, by himself as President.

Witness my hand and official seal at office this 20th day of June, 1996.

_____
Notary Public

My Commission expires: 11/28/98





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

RECEIVED OF _____

FOR _____ 1093 390

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 99500.00
				CON TX 368.15
				PRFEE 1.00
				WDEED 8.00
				TOTAL 377.15
				CHECK 377.15
			05/20/96 01	14:55 0001 5953

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0195013
IDENTIF. ↑ REFERENCE

96 JUN 20 PM 2:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1053745