This Instrument Prepared by:

BOOK 10147 PG 843

KIRKSEY & CRON (MKL)
109 Westpark Dr., Ste. 360
Brentwood, Tennessee 37024-2427

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Peter Sinclair-Whitely P.O Box 50406 Nashville, TN 37205	Same as New Owner	Map 130-02 Parcel 020

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $139,000.00.

Affiant

Subscribed and sworn to before me this 1st day of August, 1996.

NOTARY PUBLIC

Jennifer Dunlap
Notary Public

My Commission Expires: May 24, 1997

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ERIC G. STEINBERG, unmarried,** (hereinafter "Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto **PETER SINCLAIR-WHITELY, married,** (hereinafter "Grantee"), his heirs and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 45 and the northerly 27 feet of Lot No. 44 of Block 4, Courts of Belle Meade, as of record in Book 547, page 141, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 and part of Lot No. 44 adjoin and front together 57 feet on the westerly side of LaSalle Court and extends back between parallel lines, along the south margin of Leake Avenue, 145 feet to a dead line in the rear.

Being the same property conveyed to Eric G. Steinberg, unmarried, by deed from The Jewish Federation of Nashville and Middle Tennessee, of record in Book 9643, page 766, said Register's Office

This is the same description used in the previous deed.

This is improved property, known as 405 Leake Avenue, Nashville, Tennessee 37205.

This conveyance is subject to the property taxes for 1996 and subsequent years, all matters on the Plat of record in Plat Book 547, page 141, said Register's Office, and any and all restrictive covenants and existing easements of record.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to **Grantee**, his heirs and assigns forever.

AND **Grantor** does covenant with the said **Grantee**, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered.

AND **Grantor** does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to **Grantee**, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Grantor** has caused these presents to be signed this 1st day of August, 1996.

Eric G. Steinberg

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

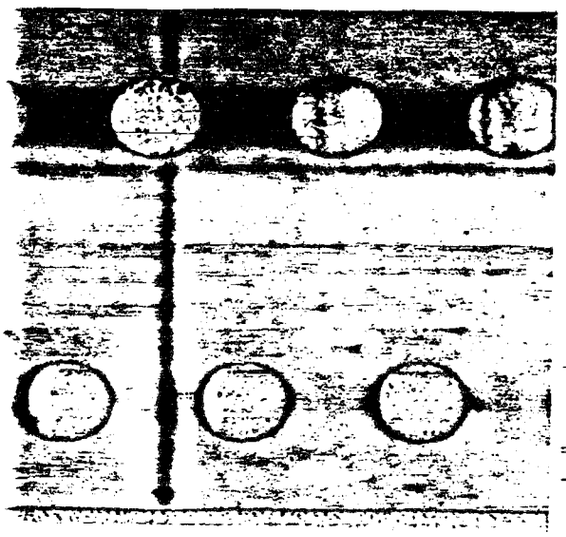
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Eric G. Steinberg, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

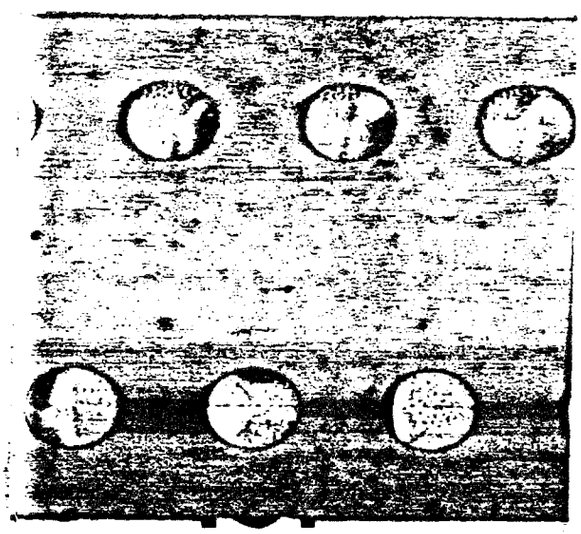
WITNESS my hand and seal this 1st day of August, 1996.

Jennifer Dunlap
Notary Public

My Commission Expires: May 24, 1997

02111697
IDENTIFICATION REFERENCE
PICK-UP
96 AUG -5 PM 2:41
REGISTER
DAVIDSON COUNTY, TN.
3736 08/05 0201 03CHECK 523.30





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

RECEIVED OF _____

FOR _____

BOOK 10147 PG 845

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 139000.00
				CON TX 514.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 523.30
				CHECK 523.30
08/06/96	01			14:45 0001 3986

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02111697
IDENTIF. # REFERENCE

96 AUG -6 PM 2:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 101659[illegible]