GENERAL WARRANTY DEED

BOOK 10173 PG 263

FROM:	Dorothy F. Boensch, Grantor	This instrument was prepared by: Farris, Warfield & Kanaday Suite 1900
TO:	Deborah F. Eller, Grantee	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 159335 Nashville, TN 37205	Same	104-14-0-H070.00 CO(3) 104-14-0-H071.00 CO(4)
		Field Book Numbers
		07DA 93098 07DA 93099

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Sixty-Five Thousand and no/100 Dollars ($365,000).

Deborah F. Eller
Affiant

SUBSCRIBED AND SWORN TO before me, this the 21st day of August, 1996.

Margaret Anne Taylor
Notary Public

My Commission Expires: March 25, 1999

FOR AND IN CONSIDERATION OF the sum of Three Hundred Sixty-Five Thousand and no/100 Dollars ($365,000), the receipt and sufficiency of which are hereby acknowledged, Dorothy F. Boensch, being a single person (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Deborah F. Eller (the "Grantee"), her 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 unimproved property.

96 AUG 30 PM 12:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0219903

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, her heirs, 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.

Grantor does further covenant and bind Grantor, her heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, her 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 my hand this 28th day of August, 1996.

Dorothy F. Boensch
DOROTHY F. BOENSCH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Margaret Anne Taylor, a Notary Public of said County and State, DOROTHY F. BOENSCH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 28th day of August, 1996.

Margaret Anne Taylor
Notary Public

My Commission Expires: March 28, 1998

EXHIBIT A

BOOK 10173 PG 265

Property Description

TRACT ONE:
Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Whitworth, Phase 3, Section 3 of record in Book 7900, page 870-872, amended in Book 9582, page 842, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DOROTHY F. BOENSCH, by Deed of record in Book 9586, page 582, Register's Office for DAVIDSON County, Tennessee.

TRACT TWO:
Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Whitworth, Phase 3, Section 3 of record in Book 7900, page 870-872, amended in Book 9582, page 842, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DOROTHY F. BOENSCH, by Deed of record in Book 9585, page 327, Register's Office for Davidson County, Tennessee.

2764 08/30 0101 03CHECK 1367.50

EXHIBIT B

BOOK 10173 PG 266

Encumbrances

1. Metro taxes for 1996, a lien, but not yet due and payable which have been prorated and will be payable by Grantee.

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 9567, page 301, said Register's Office. By Designation & Agreement of Declarant of record in Book 9582, page 872, Register's Office for Davidson County, Tennessee, Clements - Bartosh Interests, L.L.C. was designated as the Declarant for purposes of the said declaration.

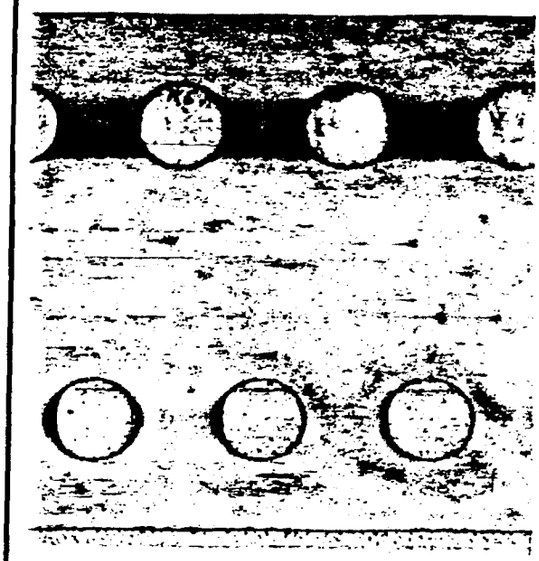
3. Boundary Plat for Whitworth of record in Book 6900, page 838-841, said Register's Office.

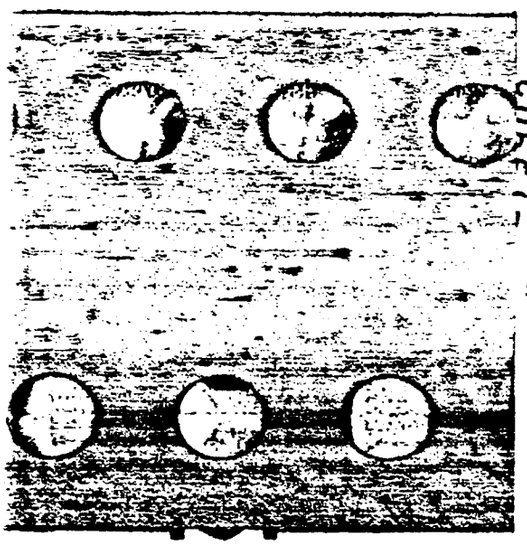
4. Rights of others in & to the common area.

5. Sanitary Sewer Easement of record in Book 3573, page 442, said Register's Office (as to Tract One).

6. Declaration of Covenants, Conditions and Restrictions for SWMA including, but not limited to easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9567, page 185, said Register's Office.

7. Unrecorded easements, if any, on, above, or below the surface; and any discrepancies or conflicts in boundary lines or shortages in area, or encroachments, which a correct survey of the premises would disclose.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10173 PG 267

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 365000.00
				CON TX 1350.50
				PRFEE 1.00
				WDEED 16.00
				TOTAL 1367.50
				CHECK 1367.50
			08/30/96 01	12:20 0001 2764

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE 5503

0219903

96 AUG 30 PM 12: 17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025282