Box 28

OLD REPUBLIC

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 359,010.74

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th DAY OF December, 19 96

NOTARY PUBLIC

My Commission expires: 11/28/98

BOOK 10304 PG 259

THIS INSTRUMENT PREPARED BY

William L. Rosenberg, Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
PEARL W. BINKLEY	Same	104-14H-47
(NAME)	(NAME)	
422 PRESTWICK COURT		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		
(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

CLEMENTS-BARTOSH INTERESTS, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY

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

PEARL W. BINKLEY

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. 18 as shown on the Revised Final Plat of Whitworth, Phase 3, Section 2, of record in Book 7900, page 869 said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Clements-Bartosh Interests, L.L.C., a Tennessee Limited Liability Company, by deed from Third National Bank in Nashville, of record in Book 9567, page 685, Register's Office for Davidson County, Tennessee.

Exhibit "A" more particularly sets forth the easements described on said plat, which easements are hereby granted and reserved. The areas that are subject to said easements are cross-hatched.

Exhibit "A" depicts the approximate location and configuration of the residences constructed or to be constructed on the affected lots. It is intended that the easements extend to the outside wall of each residence in the areas noted even if a residence is not constructed exactly as depicted on Exhibit A.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: (SEE ATTACHED EXHIBIT "B")

unimproved ( )
This is improved (X) property, known as 422 Prestwick Court - Nashville, TN 37205
(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 _____ day of December, 19 96.

CLEMENTS-BARTOSH INTERESTS, L.L.C.

By: Debbie Bartosh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Debbie Omohundro, 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, and who further acknowledged that she is the agent of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal at office this 30th day of December, 1996.

NOTARY PUBLIC AT LARGE

Jo Ann Smith
Notary Public

My Commission expires: 11/28/98

0259872
IDENTIF. ↑ REFERENCE

96 DEC 30 PM 1:19
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

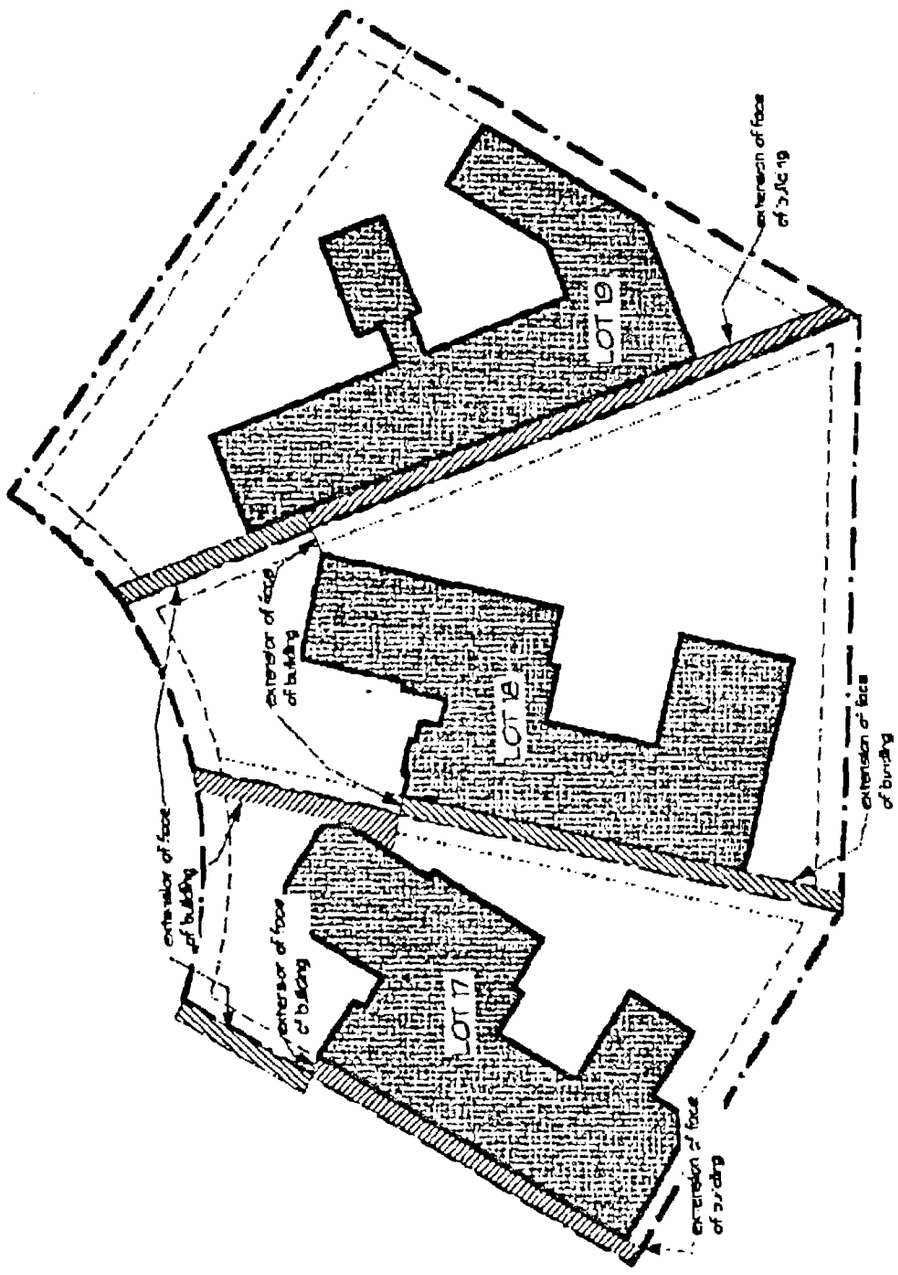


EXHIBIT "A"

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

EXHIBIT "B"

1. Matters shown on the Plan of record in Book 7900, page 969, said Register's Office.

2. Declaration of Covenants, Conditions and Restrictions for SWMA of record in Book 9567, page 185, said Register's Office.

3. Declaration of Covonants, Conditions and Restrictions for Section C, of record in Book 9567, page 216, said Register's Office.

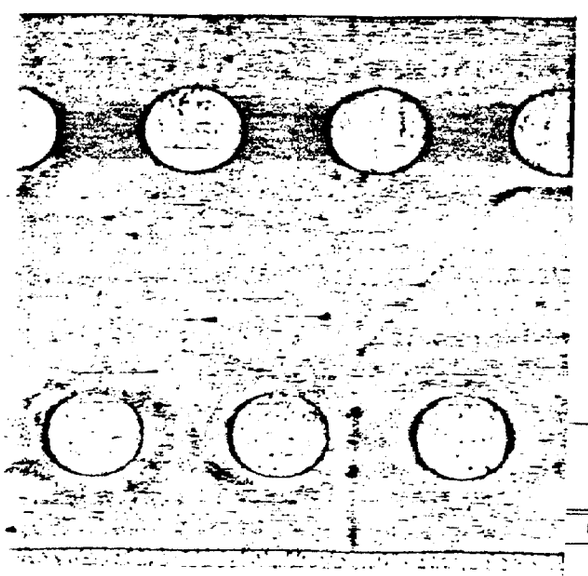
4. Declaration of Covenants, Conditions, and Restrictions for Prestwick, of record in Book 8026, page 305, Book 9567, page 185, Book 9567, page 216, Book 9567, page 259, and Book 9567, page 301, said Register's Office.

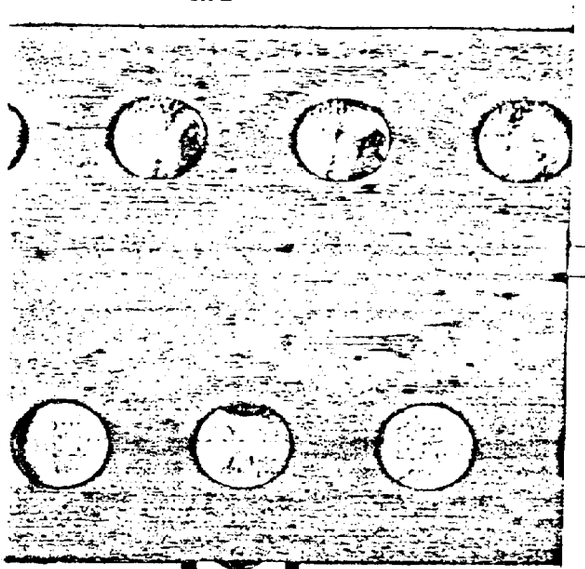
5. By-Laws of Prestwick Association of record in Book 9567, page 294, said Register's Office.

6. Designation and Agreement of Declarant of record in Book 9582, page 691, said Register's Office.

7. Rights of others in and to the common elements.

0204 12/30 0101 03CHECK 1345.3





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

RECEIVED OF _____

FOR _____

BOOK 10304 PG 263

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	
				359010.74
			CON TX	1328.34
			PRFEE	1.00
			WDEED	16.00
			TOTAL	1345.34
			CHECK	1345.34
12/30/96	01		13:21 0001	0204

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02598 72
IDENTIF. ↑ REFERENCE

96 DEC 30 PM 1:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1102758