File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 10554 PG 584

#14832

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JEFF ARNESON (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	MAP 132-9
950 Battery Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 35140 (STREET ADDRESS)	PARCEL 46
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	Louisville, Kentucky 40232 (CITY) (STATE) (ZIP)	PB# 16DA-16983

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, KAREN J. SINCLAIR, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFF ARNESON, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Tract No. 2 on the Plan of Resubdivision of Lots 29, 30 and 31 of Oakhill Subdivision No. 1, as of record in Plat Book 5200, page 659, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William P. Sinclair and wife, Karen J. Sinclair by deed from Jennifer L. Childress and Holliday L. Lewis, both unmarried of record in Book 9340, page 666, said Register's Office. The said William P. Sinclair and Karen J. Sinclair having since divorced and William P. Sinclair having conveyed his interest to Karen Jane Sinclair by quitclaim deed of record in Book 10130, page 493, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Taxes for 1997 which have been prorated and assumed by the Grantee(s); (2) Easement of record in Book 4236, page 226; and (3) All matters appearing on the plan of record in Plat Book 5200, page 659, Register's Office for Davidson County, Tennessee.

Karen J. Sinclair being one and the same as Karen Jane Sinclair.

97 AUG -6 AM 10:29
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 033478

unimproved ( )
This is improved (XX) property, known as 950 Battery Lane, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of July, 19 97.

Karen J. Sinclair
KAREN J. SINCLAIR

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 10554 PG 585

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN J. SINCLAIR with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 31st day of July 19 97.

My commission expires 9/25/2001 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 97

MY COMMISSION EXPIRES: 9/25/2001 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM KAREN J. SINCLAIR

TO JEFF ARNESON

2451 08/04 0101 03CHECK 778.60

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

BOOK 10554 PG 586

RECEIVED OF _____

FOR _____

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	208000.00
CON TX	769.60
PRFEE	1.00
WDEED	8.00
TOTAL	778.60
CHECK	778.60

08/04/97 01 10:31 0001 2451

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

033478
IDENTIF. & REFERENCE

97 AUG -4 A 11:29

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1182068