BOOK 10601 PG 425

OLD REPUBLIC

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

RETURN TO:
FILE BOX "7"
Saturn & Mazer Title Services, Inc.
(35745)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,012.12

X Judy Spinella
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF Sept. 1997.

NOTARY PUBLIC

My Commission expires: 3-25-98

ALAN D. LARGE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Judy Spinella and Peter Veruki (NAME)	First American National Bank (NAME)	104-14H-38
431 Prestwick Court (ADDRESS)	First American Center (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (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

JUDY SPINELLA and PETER VERUKI

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. 27 as shown on the Revised Final Plat of Whitworth, Phase 3, Section 2, of record in Book 7900, page 969, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being part of the 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")

This is unimproved ( ) improved (X) property, known as 431 PRESTWICK CT. (House Number) (Street) Nashville, TN 37205 (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 5th day of September, 1997.

CLEMENTS-BARTOSH INTERESTS, L.L.C.

By: Debbie Bartosh

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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.

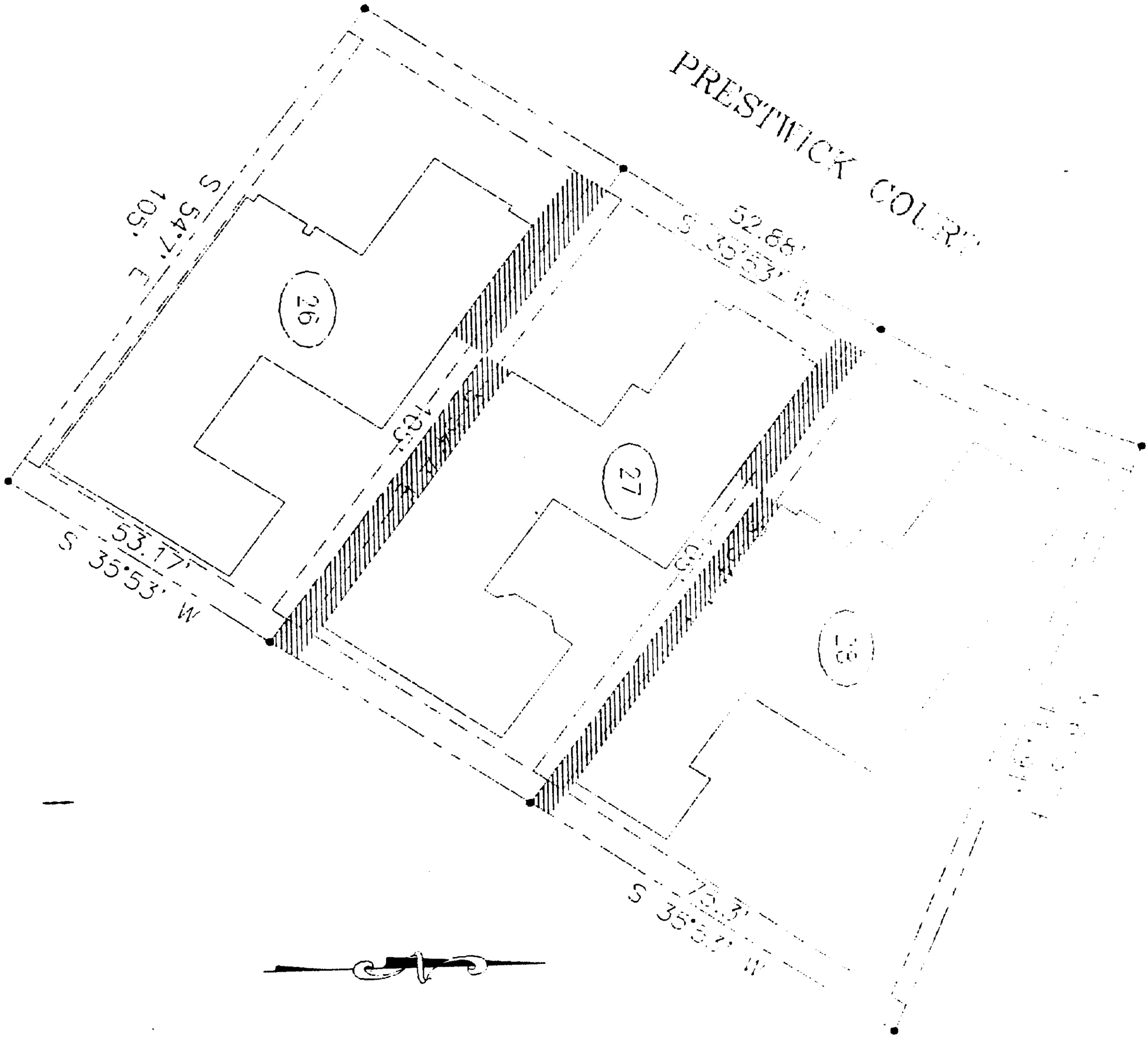
Witness my hand and official seal at office this 9/5 day of [illegible]

ALAN D. MAY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 7/25/98

EXHIBIT A



RECORDERS MEMO

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

EXHIBIT "B"

1. Metro Taxes for 1997, a lien, but not yet due and payable.

2. Matters shown on the plan of record in Book 7900, page 969, as amended in Book 10270, page 34, Register's Office for Davidson County, Tennessee.

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

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

5. 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.

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

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

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

03,6579
IDENTIFICATION REFERENCE
97 SEP -9 AM 10:28
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
6516 09/09 0101 03CHECK 1411.95

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

RECEIVED OF _____

FOR _____ Book 10001 Pg 429

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
377012.12
CON TX 1394.95
PRFEE 1.00
WDEED 16.00
TOTAL 1411.95
CHECK 1411.95
09/09/97 01 10:27 0001 6516

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0346579
IDENTIFICATION REFERENCE

97 SEP -9 AM 10:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1195977