This instrument was prepared by:
J. E. Spruill, Attorney At Law
Woodmont Centre
104 Woodmont Boulevard
Suite 115
Nashville, Tennessee 37205
(615) 297-1568

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Hillsboro Homes 119 Middleton Circle Nashville, TN 37215	NEW OWNER	Map 057-08-0-A Parcel 012.00Co

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, David Obolensky and wife, Mary Catharine Obolensky and Mary Catharine Obolensky, as Trustee under the Sallie R. Hicks Educational Trust for Octavia Willing Davidovna Obolensky with full power to convey, hypothecate or encumber without the consent or joinder of any beneficiary (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Hillsboro Homes, a Tennessee General Partnership composed of John M. Thetford, partner and Robert G. Haley, partner (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Lot 12 of Middleton, a Residential Planned Unit Development, 3rd Revision recorded on May 16, 1989, of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee; superseding Middleton, a Residential Planned Unit Development, 2nd Revision recorded on March 29, 1987, of record in Book 6900, page 257, Register's Office for said County.

Being the same property in which a one-fourth (1/4) undivided interest was conveyed to Mary Catherine Obolensky, as Trustee under the Sallie R. Hicks Educational Trust for Octavia Willing Davidovna Obolensky with full power to convey, hypothecate or encumber without the consent or joinder of any beneficiary by Quitclaim Deed from Sallie R. Hicks of record in Book 9558, page 630, Register's Office for Davidson County, Tennessee.

And further being the same property in which a one-fourth (1/4) undivided interest was conveyed to Mary Catherine Obolensky, as Trustee under the Sallie R. Hicks Educational Trust for Octavia Willing Davidovna Obolensky with full power to convey, hypothecate or encumber without the consent or joinder of any beneficiary by Quitclaim Deed from Sallie R. Hicks, George T. Hicks, Jr., Susan H. Thetford, Catherine H. Obolensky, and Judy H. Ison, as Co-Trustees of the George T. Hicks Family Trust of record in Book 9557, page 222, Register's Office for Davidson County, Tennessee.

And further being the same property in which a one-half (½) undivided interest was conveyed to David Obolensky and wife, Mary Catherine Obolensky by Quitclaim Deed from George T. Hicks and Sallie R. Hicks of record in Book 8177, Page 334, Register's Office for Davidson County, Tennessee.

And further being the same property conveyed to George T. Hicks by Installment Deed from Edith K. Weisiger and husband, Felix M. Weisiger, and B. Roy Kennedy, Jr. and wife, Mae W. Kennedy of record in Book 5968, page 36, Register's Office for Davidson County, Tennessee.

Mary Catherine Obolensky and Mary Catharine Obolensky are one and the same person.

This conveyance is made subject to taxes for the year 1998 and subsequent years, any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property and restrictive covenants of record in Book 6522, page 212; Book 7113, page 345; Book 9816, page 844 and Book 10714, page 744, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 40 Sturbridge Court, Lot 12, Middleton Subdivision, 3rd Revision, Nashville, Tennessee 37215.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $115,000.00.

Affiant

Subscribed and sworn to before me this the 23rd day of April, 1998.

Notary Public

My Commission Expires: 10-12-99

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 23rd day of April, 1998.

David Obolensky

Mary Catharine Obolensky

Sallie R. Hicks Educational Trust for Octavia Willing Davidovna Obolensky

By: Mary Catharine Obolensky, Trustee

Mary Catharine Obolensky, Trustee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Obolensky, the 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 official seal at Nashville, Tennessee, this 23rd day of April, 1998.

Dale H Barnhill
Notary Public

My Commission Expires March 27, 1999
My Commission Expires:_____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Catharine Obolensky, the 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 and official seal at Nashville, Tennessee, this 23rd day of April, 1998.

J E Bramlett
Notary Public

My Commission Expires: 10-12-99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Catharine Obolensky, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee under the Sallie R. Hicks Educational Trust for Octavia Willing Davidovna Obolensky, the within named bargainor, and she as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 23rd day of April, 1998.

J E Bramlett
Notary Public

My Commission Expires: 10-12-99

0428965
IDENTIF. & REFERENCE

98 APR 23 PM 3:59
FELIX Z. LASCASSAS REGISTER
DAVIDSON COUNTY, TN.

7754 04/23 01:01 03CHECK 438.50

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

RECEIVED OF _____

FOR _____

BOOK 10898 PG 265

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 115000.00
CON TX 425.50
PRFEE 1.00
WDEED 12.00
TOTAL 438.50
CHECK 438.50

04/23/98 01 16:01 0001 7754

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0428965
IDENTIF. & REFERENCE

98 APR 23 PM 3:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1283877