STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS INSTRUMENT PREPARED BY:

HOLLINS & ASSOCIATES
401 CHURCH STREET, SUITE 2600
NASHVILLE, TENNESSEE 37219

The actual consideration for this transfer or value of property (whichever is greater) is $497,256.89. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 10th day of June, 1998.

Notary Public
My Commission Expires: 3-27-99

98 JUN 11 AM 11:21

0449173

IDENTIF. & REFERENCE

ADDRESS NEW OWNER:
Richard Crippa
328 Whitworth Way
Nashville, Tennessee 37205

SEND TAX BILL TO:
SAME

9297 06/11 0101 03CHECK 1852.85

Map: 104.14
Parcel: 24

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Rochford Realty & Construction Company, Inc.**, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Richard Crippa, a married person**, hereinafter the GRANTEE(S), its successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as: 328 Whitworth Way, Nashville, Tennessee 37205.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including without limitation, the following:

1. 1998 Real Estate taxes, a lien not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 7900, pages 866-868, as amended in Book 9582, page 834, and corrected in Book 10270, page 34, Register's Office for Davidson County, Tennessee.
3. Deed of Easement for joint access granted to Clements-Bartosh Interests in instrument of record in Book 9567, page 691, said Register's Office.
4. Sewer Easements as set forth in instrument of record in Book 3467, page 204 and Book 3573, page442, said Register's Office.
5. Easement granted to Clements-Bartosh Interests in instrument of record in Book 9736, page 221, said Register's Office.
6. Easement Agreement of record in Book 9778, page 16, said Register's Office.
7. Dedication of Open Space of record in Book 10053, page 692, said Register's Office.
8. By-Laws of Whitworth Phase 3, Section 1, of record in Book 9567, page 210 and Book 9567, page 252, said Register's Office.
9. Charter of Whitworth Homeowner's Association of record in Book 8090, page 691, amended in Book 8283, page 523, and Articles of Amendment to the Charter of Whitworth Phase III, of record in Book 10428, page 795, said Register's Office.

10. Declaration of covenants, conditions, and restrictions of record in Book 9567, page 185 and Book 9767, page 216, and in Book 9738, page 770, and Book 10503, page 139, said Register's Office.

11. Deeds of Conveyance for water and sewer of record in Book 10360, page 307 and Book 10360, page 372, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 my hand this 10th day of June, 1998.

GRANTOR:

Rochford Realty & Construction Company, Inc.

BY: James G. Morrissey

James G. Morrissey

TITLE: Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James G. Morrissy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Agent of Rochford Realty & Construction Company, Inc., the within named bargainor, a Tennessee corporation, and that he as such Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Agent.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this 10th day of June, 1998.

Mary Holley
Notary Public

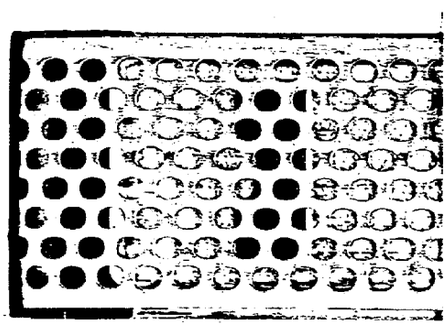
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 3-27-99.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 28 on the Final Plat of Whitworth, Phase 3, Section I, a Planned Unit Development, of record in Book 7900, page 866- 868, and as amended in Book 9582, page 834, and as corrected in Surveyor's Certificate of record in Book 10270, page 34, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Rochford Realty & Construction Company, Inc. by deed from Lake Whitworth, L.L.C., of record in Book 10621, page 491, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 10973 PG. 20

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

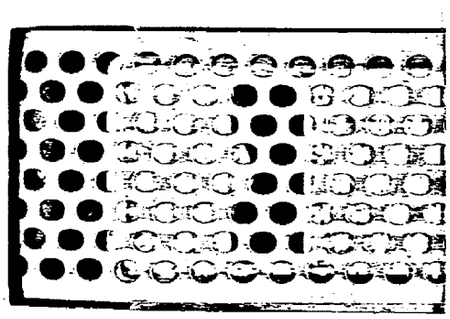
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 497256.89
MOR TX 1839.85
PRFEE 1.00
WDEED 12.00
TOTAL 1852.85
CHECK 1852.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CON TX 1839.85
TOTAL 0.00
CHECK 0.00

06/11/98 01 11:21 0001 9298



0449173
IDENTIF. & REFERENCE

98 JUN 11 AM 11:21

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

Total
1852.85

No. 1305177