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Box 41

GENERAL WARRANTY DEED

FROM:	Faye Allen Hale, Grantor	This instrument was prepared by: Jeffrey R. King Farris, Warfield & Kanaday, PLC Suite 1900, SunTrust Center 424 Church Street Nashville, Tennessee 37219
TO:	Joanne Wallace McCall Grantee	

Address New Owner(s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
154 Valley Forge Drive Nashville, TN 37205	New Owner	116-8G-154

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Seventy Five Thousand and No/100 Dollars ($375,000.00).

Joanne Wallace McCall
Affiant

SUBSCRIBED AND SWORN TO before me, this the 17th day of August, 1998.

Kay Fuller
Notary Public

My Commission Expires: 9-23-2000

FOR AND IN CONSIDERATION OF the sum of Three Hundred Seventy Five Thousand and No/100 Dollars ($375,000.00), the receipt and sufficiency of which are hereby acknowledged, FAYE ALLEN HALE, formerly known as Faye Allen Simpkins, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto JOANNE WALLACE MCCALL ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 154 Valley Forge, Nashville, Tennessee 37205.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, her heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

R. Walter Hale, III, husband of Grantor, joins in this conveyance for the sole purpose of conveying any marital rights he may have in the Property.

Witness our hands this 17th day of August, 1998.

Faye Allen Hale
FAYE ALLEN HALE

R. Walter Hale
R. WALTER HALE, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kay Fuller, a Notary Public of said County and State, FAYE ALLEN HALE and R. WALTER HALE, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 17th day of August, 1998.

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE

Kay Fuller
Notary Public

My Commission Expires: 9-23-2000

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being a certain building site (lot) identified as No. 154 as shown on the Revised Plan of Sugartree, Phase 3, as of record in Book 5050, pages 67-71, said Register's Office, to which reference is made for a more complete description.

Being the same property conveyed to Grantor by deed from Roberts Doochin and wife, Alberta Ritchason Doochin of record in Book 7940, page 892, in the Register's Office of Davidson County, Tennessee.

The description of the Property is the same as in the previous deed of record.

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DOCHECK

EXHIBIT B

Encumbrances

1. The lien for 1998 taxes which have been prorated and will be paid by Grantee.

2. Such state of facts and conditions as an accurate survey and personal inspection of the Property would disclose.

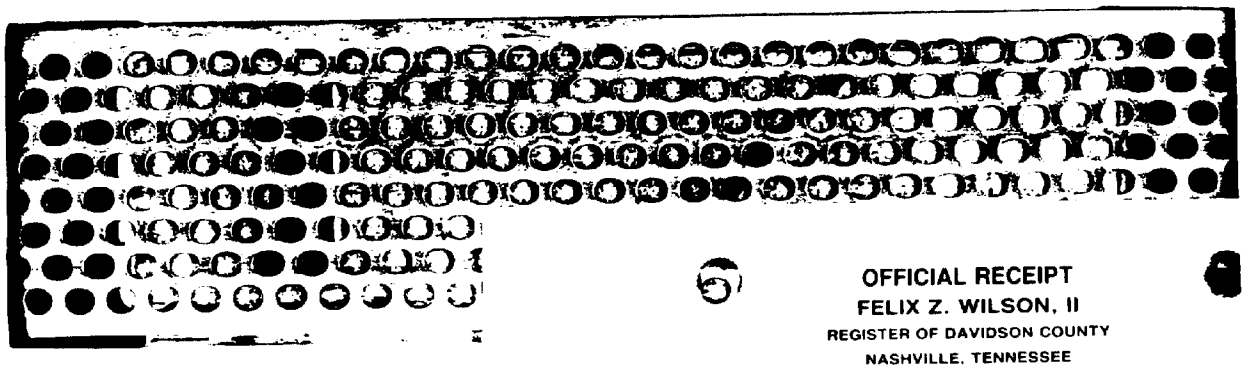
3. Applicable zoning ordinances and regulations, public utility easements, railroad rights-of-way, rights-of-way for public roads, building restrictions and setback lines.

4. The premises herein insured is a building site restricted by all the requirements, conditions, easements, assessments, liens, uses, building restrictions, limitations, repurchase and Lease options, burdens, and other undertakings, including rights and interest of other site owners and condominium owners, and also including the requirement that all owners of building sites and condominium units be members of Sugartree Homeowners Association Inc., and subject to assessment for the payment of costs incident to the maintenance of the common areas and administration of the Association, and provided for a lien securing the payment thereof, contained in an instrument executed by Sugartree Properties, Inc., recorded October 2, 1974, and recorded in Book 4857, page 157, amended in Book 4911, page 356; and further amended by second amendment of record in Book 4996, page 126, and further amended by third amendment, of record in Book 5003, page 688, Register's Office for Davidson County, Tennessee, reference to said instruments is here made, all as made applicable to Sugartree, Phase 3, by instrument of record in Book 5087, page 220, Register's Office for Davidson County, Tennessee, which latter said instrument also amended Article I, Paragraph 4 of the Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 4857, page 157, Register's Office for Davidson County, Tennessee, and as further amended by instrument of record in Book 5152, page 401, and Book 5514, page 138, and Book 5691, page 61, Register's Office for Davidson County, Tennessee, amending Article 8, Section 2 thereof.

5. The Revised Plan of Sugartree, Phase 3, of record in Book 5050, pages 67-71, said Register's Office.

6. The Revised Plan of record in Book 5050, pages 67-71, Register's Office for Davidson County, Tennessee, as amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, said Register's Office, by deletion and replacing a new table of floor areas and lot coverages.

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



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

RECEIVED OF _____

FOR _____

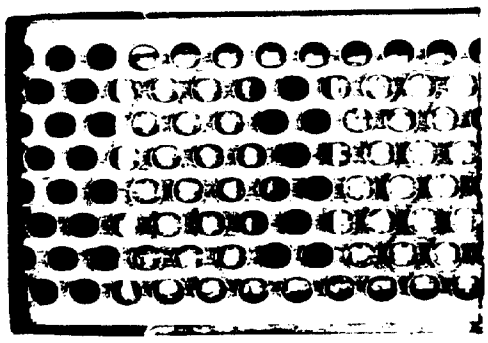
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
[illegible]
CON TX 1[illegible]
PRFEE [illegible]
WDEED [illegible]
DFEE [illegible]
TOTAL 14[illegible]
CHECK 14[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



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