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WARRANTY DEED

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Arnold D. Hoskins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: 1/30/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arnold D. Hoskins (NAME)	Franklin American Mortgage (NAME)	MAP 53-06-B
2232 Riverway Drive (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	PARCEL 17
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, David W. Brinn and wife, Susan D. Brinn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arnold D. Hoskins and wife, Bonnie J. Hoskins

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 228 as shown on the Plan of Phase Two, Waterford Subdivision, as of record in Plat Book 7900, page 412, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David W. Brinn and wife, Susan D. Brinn by deed from W. L. Bainbridge, Inc., a Tennessee Corporation, of record in Book 9221, page 17, said Register's Office.

This conveyance is made subject to: 1998 County Taxes, which have been prorated and assumed by the Grantees; All matters shown on the Plans of record in Plat Book 6900, page 540, and in Plat Book 7900, page 412; Declaration of Covenants, Conditions and Restrictions of record in Book 8694, page 216; Easements of record in Book 2024, page 225 and in Book 1717, page 30; Restated Declaration of Covenants, Conditions and Restrictions of record in Book 8699, page 462; Charter of record in Book 8711, page 701; By-Laws of record in Book 8715, page 583; and Conveyance of Common Areas of record in Book 8715, page 590, all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2232 Riverway Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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 and representatives, to warrant and forever defend the title to the said land to the said 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 hand s this 24th day of August 19 98

David W. Brinn

Susan D. Brinn

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 W. Brinn and wife, Susan D. Brinn

the bargainor S, 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 and official seal at Nashville, Tennessee, this 24th day of August, 19 98.

Commission expires 1/3/2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

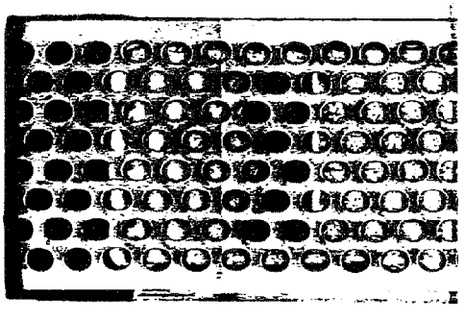
Notary Public

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

0479537
IDENTIF. & REFERENCE

98 AUG 25 PM 3:47
REGISTER

1881 08/25 0101 03CHECK 455.00



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

RECEIVED OF _____

FOR _____

BOOK 11081 PAGE 427

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

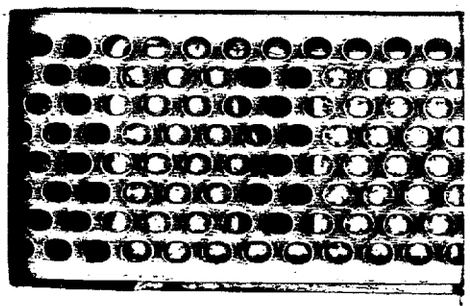
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				120000.00
			CON TX	444.00
			PRFEE	1.00
			MDEED	8.00
			CFEE	2.00
			TOTAL	455.00
			CHECK	455.00
08/25/98	01		15:48 0001	1881

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0479537
IDENTIF. & REFERENCE

98 AUG 25 PM 3:4

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN



No. 1337366