WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES: 10-8-01
(AFFIX SEAL)

DONALD R. BARRETT JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie Winkenhofer (NAME)	SAME (NAME)	MAP: 142-16-0-D
2509 Devon Valley Drive (ADDRESS)	(NAME) (ADDRESS)	PARCEL: 009.00
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	(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, Robert M. Burns and wife, Jennifer M. Burns

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eddie Winkenhofer and wife, Darlene Winkenhofer

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:

Being Lot No. 38 on the Plan of Devon Valley, Phase I, of record in Plat Book 7900 at page 458, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert M. Burns and wife, Jennifer M. Burns by Warranty Deed from Great Southern Homes of Tennessee, Inc. of record in Book 9101, page 858 in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable. Map/Parcel: 142-16-0-D-009.00

Subject to any and all matters of record as shown on Plat of Devon Valley, Phase I of record in Plat Book 7900, page 458 in the Regsiter's Office of Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7517 page 283, as amended in Book 8180, page 222 and in Book 8796, page 410, and in Book 9128, page 272 Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2509 Devon Valley Drive, Nashville, Tennessee 37221
(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 16th day of September 19 98

Robert M. Burns

Jennifer M. Burns

Attorney-in-Fact Robert M. Burns

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert M. Burns ~~and wife, Jennifer M. Burns~~

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 Franklin, Tennessee, this 16th day of September, 1998.

Commission expires 1-18-01

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 the _____ 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

0490970
IDENTIF. ↑ REFERENCE

98 SEP 23 PM 1:12
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

LEGAL DESCRIPTION CONTINUATION

Quitclaim Deed to Common Area to Homeowner's Association of record in Book 9618, page 880 in said Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 8643, page 494 in said Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7517, page 344 in said Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for County and State, the within named Robert M. Burns, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Jennifer M. Burns, and who acknowledged that he executed the same as the free act and deed of the said Jennifer M. Burns.

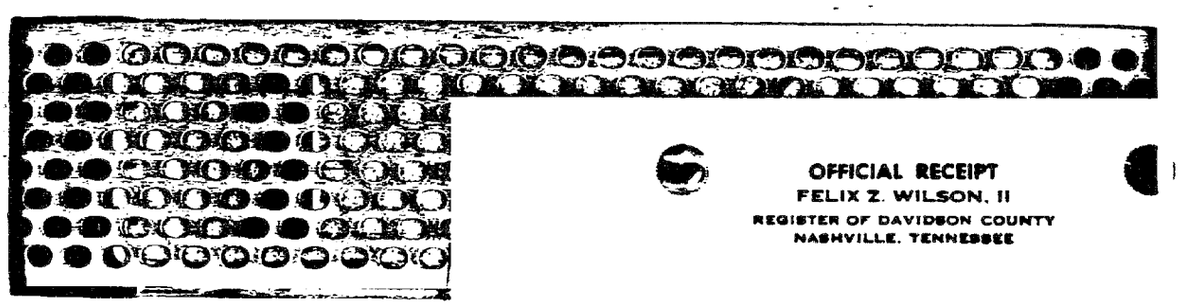
Witness my hand and official seal, at Franklin, Tennesseem this 16th day of September, 1998.

NOTARY PUBLIC

My Commission Expires:

1/18/01

98 09 16 0101 03CHECK 677.00



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

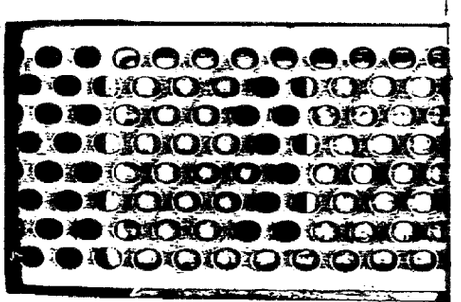
RECEIVED OF _____

FOR _____

BOOK 11123 PAGE 395

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
				180000.00
				CON TX 666.00
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 677.00
				CHECK 677.00
			09/23/98 01	13:13 0001 4116



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0490970
IDENTIF. ↑ REFERENCE

98 SEP 23 PM 1:12
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN

No. 1349462