Box 28

0080079

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

Instr:200008210082137 Page: 1 OF 4
REC'D FOR REC 08/21/2000 9:29:22AM
RECORD FEE: $19.00
T. TAX: $0.00 T. TAX: $1839.45

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 497,148.31

Shauna Waller
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th DAY OF August, 2000

Jo Ann Smith
NOTARY PUBLIC

My Commission expires: 9/28/2002

NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr. Attorney, 201 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
SHAUNA WALLER (NAME)	Same (NAME)	104-14H-50
419 Prestwick Court (ADDRESS)	(ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

CLEMENTS-BARTOSH INTERESTS, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

SHAUNA WALLER

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land lying in the 1st Civil District, 25th Councilmanic District, of Metropolitan Nashville, Davidson County, Tennessee, namely being Lot No. 15 as shown on Revised Plat of Whitworth Phase 3, Section 2, plat of record in Book 7900, page 969, and Surveyors Certificate of Correction of record in Book 10270, page 34, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clements-Bartosh Interests, L.L.C., a Tennessee Limited Liability Company, by deed from Third National Bank in Nashville, of record in Book 9567, page 685, Register's Office for Davidson County, Tennessee.

Exhibit "A" more particularly sets forth the easements described on said plat, which easements are hereby granted and reserved. The areas that are subject to said easements are cross-hatched.

Exhibit "A" depicts the approximate location and configuration of the residences constructed or to be constructed on the affected lots. It is intended that the easements extend to the outside wall of each residence in the areas noted even if a residence is not constructed exactly as depicted on Exhibit A..

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: (SEE ATTACHED EXHIBIT "B")

unimproved ( )
This is improved ( ) property, known as 419 Prestwick Court (House Number) (Street) Nashville, TN 37205 (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 18th day of August, 2000.

CLEMENTS-BARTOSH INTERESTS, L.L.C.

BY: James Zimmerman
James Zimmerman, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared James Zimmerman, 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 Authorized Agent of Clements-Bartosh Interests, L.L.C., the within named bargainor, a limited liability company, and that he as Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Authorized Agent.

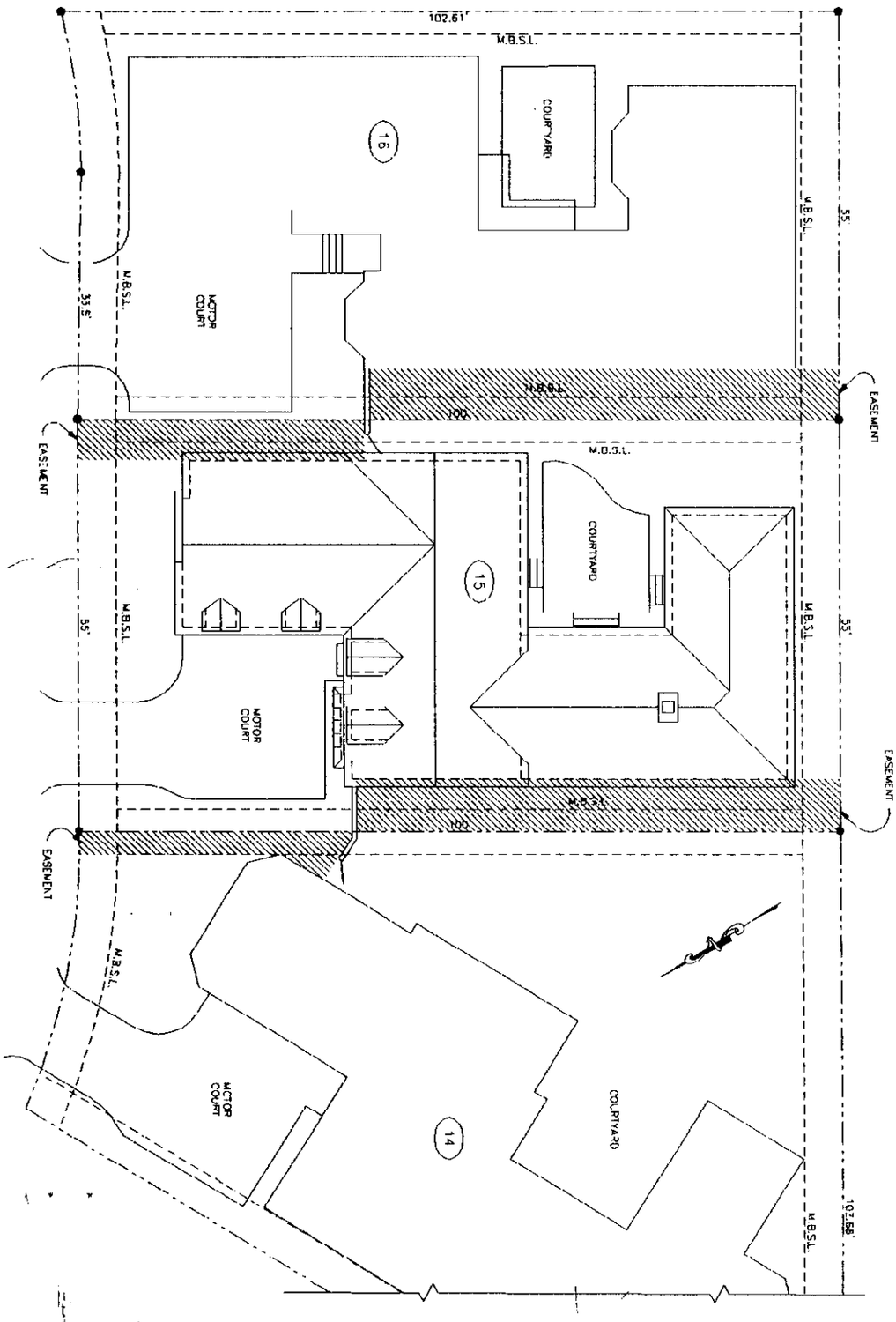
Witness my hand and official seal at office this 18th, day of August, 2000.

Notary Public

My Commission expires:

9/28/2002

EXHIBIT "A"



EASEMENT DRAWING

EXHIBIT "B"

1. Matters shown on the Plan of record in Book 7900, page 969 said Register's Office. As corrected in Book 10270, page 34, said Registe'r's Office.

2. Declaration of Covenants, Conditions and Restrictions for SWMA of record in Book 9567, page 185, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Section C, of record in Book 9567, page 216, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions for Prestwick, of record in Book 9567, page 259, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions for The Fairways at Richland, of record in Book 9567, page 301, said Register's Office.

6. By-Laws of Prestwick Association of record in Book 9567, page 294, Register's Office for Davidson County, Tennessee.

7. Deed of Easement of record in Book 9567, page 691, said Register's Office.

8. Designation and Agreement of Declarant of record in Book 9582, page 868, said Register's Office.

9. Rights of others in and to the common elements.

10. Sewer Easement of record in Book 3467, page 204, said Register's Office.

11. Terms, conditions and provisions contained in the chrters of SWMA Association, Section C, Association, Prestwick Association, and the Fairways at Richland Association, filed with the Tennessee Secretary of State at Book 2937, pages 2931 through 2944, and contained in the By-Laws of the four aforenamed associations.

12. Easement Agreement of record in Book 9778, page 16, Register's Office for Davidson County, Tennessee.

13. Metro taxes for 2000 which have been prorated and assumed by the Grantee.