(1)

Davidson County DEEDWARR
Recvd: 10/05/00 15:50 4pgs
Fees:19.00 Taxes:2078.84
20001005-0099354

Box 36
(pbw)

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $561,849.19

Betty J. Ralston by [illegible]
AFFIANT Attorney in Fact

SUBSCRIBED AND SWORN TO BEFORE, THIS THE ____ day of _____

J. Michael Morgan
NOTARY PUBLIC

My Commission expires: _____

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2001

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
BETTY J. RALSTON	~~(Same)~~ SunTrust Mortgage Inc.	Map:164-14-0-H Parcel:046.00
(NAME) 132 Longwood Place	(NAME) ~~(Same)~~ P.O. Box 57028	Map: Parcel:
(ADDRESS) Nashville, Tn. 37215	(ADDRESS) Irvine, CA 92619-7028	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 00090126

Warranty Deed

For and in Consideration Of the sum of $561,849.19 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

BETTY J. RALSTON

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 in Davidson County, Tennessee, being Lot No. 19, as shown on Revised Plat of Whitworth Phase 3, Section 2, Plat of Record in Book 7900, page 969, as revised by Final Plat amendment of record in Book 9582, page 838, and Surveyors Certificate of Correction of record in Book 10270, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of 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, said 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")

This is improved property known as 423 PRESTWICK COURT, NASHVILLE, TN. 37205

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 4 day of OCTOBER, 2000

CLEMENTS-BARTOSH INTERESTS, L.L.C.

By: 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 4, day of OCTOBER, 2000.

J. Michael Morgan
Notary Public

My Commission expires:

NOTARY PUBLIC AT LARGE

AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2001

EXHIBIT "A"

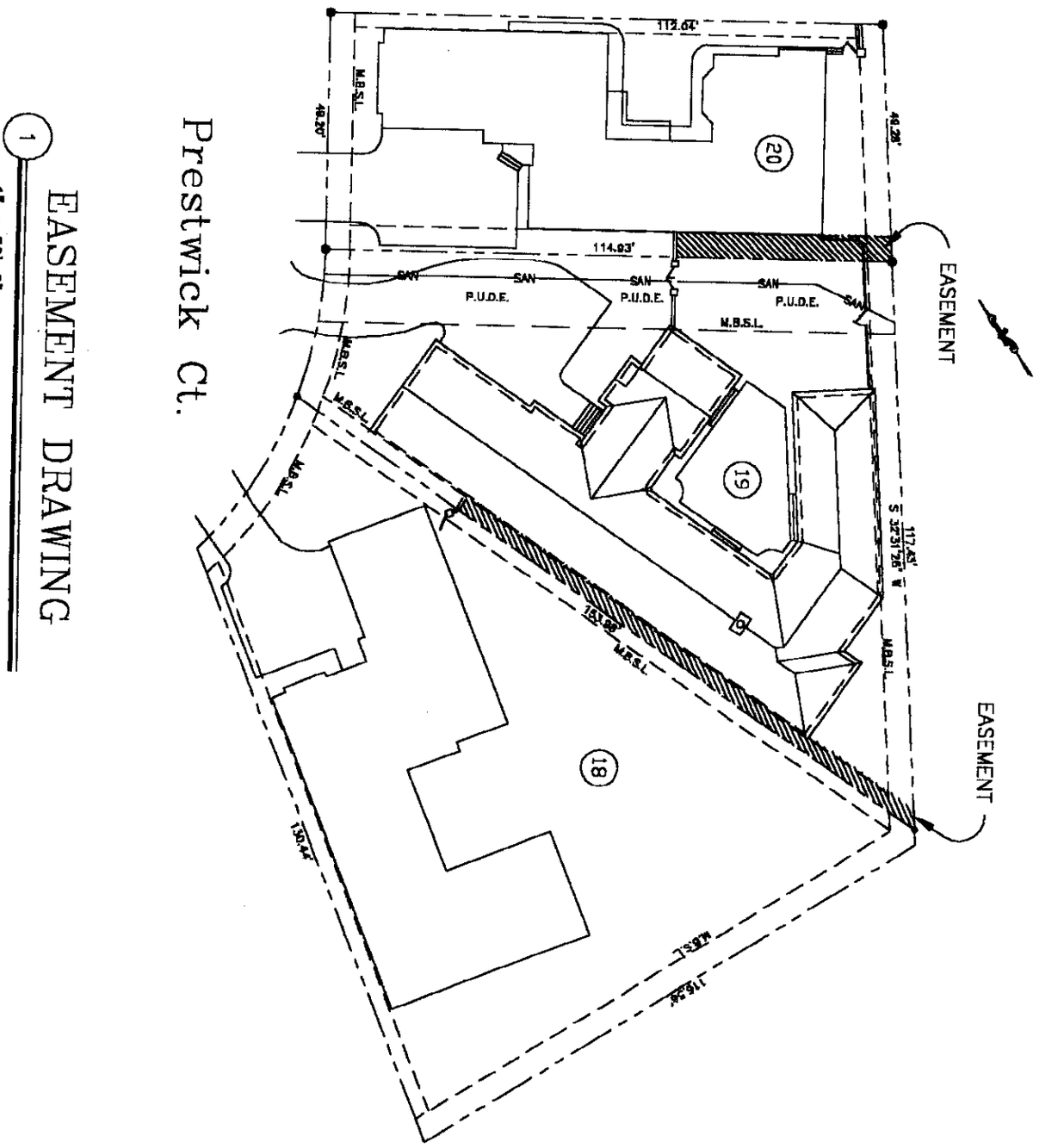

Prestwick Ct.
EASEMENT DRAWING
1
1" = 30'-0"
112.64'
49.20'
M.B.S.L.
20
114.93'
SAN
P.U.D.E.
19
18
EASEMENT
117.43'
S 32°31'28" W
183.99'
130.44'
49.28'

EXHIBIT "B"

1. Taxes and assessments for 2000 and subsequent years, a lien, but not yet due and payable.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

3. Matters shown on plan of record in Book 7900, page 969, as amended in Book 9582, page 838, and further corrected by Surveyor's Certificate of Correction, of record in Book 10270, page 34, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions for SWMA of record in Book 9567, page 185, said Register's Office.

5. Declaration of Covenants, Conditions and Restrictions for Section C, of record in Book 9567, page 216, said Register's Office.

6. Declaration of Covenants, Conditions and Restrictions for Prestwick of record in Book 9567, page 259, said Register's Office.

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

8. By-Laws of Prestwick Association of record in Book 9567, page 294, said Register's Office.

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

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

11. Easement Agreement of record in Book 9778, page 16, said Register's Office.

12. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 10461, pages 775, 779, and 784, said Register's Office

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

14. Subject to the lien for unpaid assessments and/or special assessments as contained in the Declaration of Covenants, Conditions and Restrictions and By-Laws as specified above.