2525 12/10 502.20- CHECK

THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING, Attorneys
Suite 1200
One Commerce Place
Nashville, Tennessee 37219

WARRANTY DEED

FROM: Brumfield-Gallagher & Adams, Inc. BOOK 5545 PAGE 172

TO: Tennessee Properties, Limited

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.
Tennessee Properties, Limited 2517 Lebanon Road Nashville, Tennessee 37214	Central Tennessee Investment Company, Inc. 2517 Lebanon Road Nashville, Tennessee 37214	Map 129 Parcels 113, 110, 109, 117

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $197,157.47.

Affiant

Subscribed and sworn to before me, this the 13th day of December, 1979.

NOTARY PUBLIC

My Commission Expires: 7-26-80

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety-Seven Thousand One Hundred Fifty-Seven and 47/100 ($197,157.47) the receipt of which is hereby acknowledged Brumfield-Gallagher & Adams, Inc., hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto Tennessee Properties, Limited its heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Units No. 1001, 1002, 1006, 1010, of Wessex Towers Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5414, page 634, Register's Office for Davidson County, Tennessee, together with the undivided percentage interests in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made the plat of Wessex Towers Condominium Apartments, of record in Book 5200, page 142, said Register's Office, for a more complete identification and description of such Units.

Being the same property conveyed to Grantor by Deeds from Central Tennessee Investment Company, Inc., of record in Book 5416, page 766; Book 5416, page 788; Book 5416, page 799; and Book 5416, page 777, Register's Office for Davidson County, Tennessee.

It is understood and agreed that Grantee will assume the indebtedness secured by Deeds of Trust of record in Book 5416, page 770, Book 5416, page 792, Book 5416, page 803, and Book 5416, page 781, Register's Office for Davidson County, Tennessee.

This is improved property, known as Apartment Nos. 1001, 1002, 1006, 1010, Wessex Towers Condominium, 6666 Brookmont Terrace, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee their heirs and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except:

1. Taxes for the year 1979, which have been prorated.

2. All terms and provisions of the Master Deed of record in Book 5414, page 634, Register's Office, Davidson County, Tennessee.

3. All terms and provisions of the Charter of Wessex Towers Condominium Association, Inc., of record in Corporation Book Volume 67, page 1023, in the Office of the Secretary of the State of Tennessee, and in Book 5412, page 451, Register's Office, Davidson County, Tennessee, and the By-Laws and rules and regulations of said corporation.

4. Easements and restrictions as shown on the plat of Wessex Towers Condominium Apartments of record in Book 5200, page 142, Register's Office, Davidson County, Tennessee.

5. Such liens and other matters, if any, against which Grantee's title insurer commits to insure Grantee from loss as provided in the title insurance policy provided Grantee by Grantor.

6. The Deeds of Trust described above assumed by Grantee.

7. Rights of tenant under existing lease, if any.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee his heirs and assigns, against the lawful claims of all persons.

Grantee by acceptance of this deed hereby joins in and accepts, and agrees to be bound by the forgoing instruments creating Wessex Towers Condominium and Wessex Towers Condominium Association, Inc. Said Grantee further agrees hereby to pay all assessments whether special or general which are levied by Wessex Towers Condominium Association, Inc. in connection with Wessex Towers Condominium.

Grantee, as part of the consideration for this conveyance, further agrees to pay all real property taxes assessed against the real property herein conveyed to Grantee on or before January 1 of each year following the year for which such taxes are assessed. Grantee agrees that if such taxes are not paid by said date, then Central Tennessee Investment Company, Inc. may elect to pay such real property taxes, and in such event Central Tennessee Investment Company, Inc. shall have the right to collect the amount of such taxes paid from Grantee plus interest from the date of such payment at the highest rate permitted to be charged under the laws of the State of Tennessee in effect from time to time, together with all costs of collection, including reasonable attorneys' fees. This covenant of Grantee shall be binding upon the heirs, successors and assigns of Grantee and shall be deemed to be a covenant running with the real property herein conveyed until January 1, 1990, at which time the covenant of Grantee contained in this paragraph shall automatically expire.

IN WITNESS WHEREOF, the parties have executed this instrument on this 13TH day of DECEMBER, 1979.

TENNESSEE PROPERTIES, LIMITED

BY: GROUP REAL ESTATE INVESTMENTS, INC.

BY: _____
William C. Freeman
President

"GRANTEE(S)"

BRUMFIELD-GALLAGHER & ADAMS, INC.

BY: _____
J. Michael Gallagher
Vice President

"GRANTOR"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Betty R. Powers, a Notary Public in and for said County and State aforesaid, personally appeared J. Michael Gallagher with whom I am personally acquainted, and who upon oath acknowledged himself to be Vice President of Brumfield-Gallagher & Adams, Inc., the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13 day of December, 1979.

Betty R. Powers
NOTARY PUBLIC

My Commission Expires: 7-26-80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared William C. Freeman with whom I am personally acquainted, and who upon oath acknowledged himself to be President of Group Real Estate Investments, Inc. the General Partner of Tennessee Properties, Limited the within named bargainor, a partnership, and that he as such President of Group Real Estate Investments, Inc. being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as President of such General Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13 day of December, 1979.

Robert C. Humphreys
NOTARY PUBLIC

My Commission Expires: 7-17-83

F68590

IDENTIF. REFERENCE

DEC 18 12 33 PM '79

REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5545 PAGE 175

FOR _____

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
			197157.47- CO	
			512.72 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 522.22-	
2525A	12/18/79	BAL		.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 6-8590

IDENTIFICATION REFERENCE

DEC 18 12 33 PM '79

REGISTER-MASTER
DAVIDSON COUNTY, TENN.

No. 732197