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3831 CONDOMINIUM
UNIT WARRANTY DEED

FROM: MIKADO, LTD.

TO: ELEANOR H. BRANSFORD

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr.
Chambers Johnson & Beckner
12th Floor, First American Center
Nashville, Tennessee 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eleanor H. Bransford (NAME)	First South, 3rd Flr. (NAME)	103 12C Par. 28
3831 West End Avenue, Unit 28 (STREET ADDRESS OR ROUTE NUMBER)	4205 Harding Pk. (STREET ADDRESS)	
Nashville, Tennessee 37205 (CITY) (STATE) (P.O. ZIP)	Nashville, Tn 37215 (CITY) (STATE) (ZIP	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,100.00.

Subscribed and sworn to before me, this the 21 day of January, 1981.

Eleanor H. Bransford
Affiant

My commission expires: 4/1/84
(Affix seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and and other good and valuable considerations, cash in hand paid by ELEANOR H. BRANSFORD, (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, MIKADO, LTD., acting by and through its general parter, MENEMSHA EQUITIES, INC., (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantee, ELEANOR H. BRANSFORD, her heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 28 as shown on the Plat of 3831 Condominium of record in Book 5200, page 302, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of 3831 Condominium Association, as described in Book 5699, page 857, et seq., said Register's Office.

Being part of the same property conveyed to Mikado, Ltd., a Tennessee limited partnership, of record in Book 5651, page 440, said Register's Office.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in Master Deed for The 3831 Condominium Association, of record in Book 5699, page 857, and its attendant By-Laws, in said Register's Office.

Grantor does hereby transfer and sell unto Grantee all fixtures and appliances which might be owned by Grantor and located in the said Unit, including range and refrigerator.

03/09 110.76- CHECK

Grantor does hereby transfer, sell and assign unto Grantee all of its right, title and interest in and to any occupany lease which might affect such Unit. In the event that Grantee does have such an interest Grantor has this date paid Grantee a cash consideration for such leasehold interest in the Unit.

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This conveyance is given subject to the terms, covenants and conditions of a certain "Apartment Reservation Agreement" by and between Grantor and Grantee wherein Grantor agreed to sell the Unit and Grantee agreed to purchase the Unit; a copy is available for examination at the office of Grantor at 2700 12th Avenue South, Nashville, Tennessee 37204. Such "Apartment Reservation Agreement" is incorporated by reference as if fully copied herein.

Further, this conveyance is given subject to:

1. 1981 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat, and any amendments thereto.

This is improved property, known as 3831 West End Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said ELEANOR H. BRANSFORD, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee, that it is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 21st day of January, 1981.

IDENTIF. REFERENCE T

MAR 9 12 26 PM '81

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

MIKADO, LTD., Acting by and through its general partner, MENEMSHA EQUITIES, INC.

BY: _____ its President

3 3 2 3 6 9

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public for said County and State, personally appeared Robert J. Howell, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of MENEMSHA EQUITIES, INC., the general partner of MIKADO, LTD., the within bargainor, a Tennessee limited partnership, and who acknowledged himself to be authorized to execute the foregoing instrument as President of the said general partner, and acknowledged that he, as such President executed the foregoing instrument on behalf of MIKADO, LTD., as the free act and deed of MIKADO, LTD., for the purpose therein contained by signing the name of said corporation on behalf of MIKADO, LTD., by himself as President of MENEMSHA EQUITIES, INC.

Witness my hand and seal, at office in Nashville, Tennessee, this 21st day of January, 1981.

Mary Emery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/8/84

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			40100.00- CO	
			104.26 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 110.76-	
3668A03/09/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

032369

IDENTIF. REFERENCE

MAR 9 12 26 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 810421