BOX 35

WARRANTY DEED
AND
DEED OF EXCHANGE

FROM: JAMES A. GRAHAM

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TO: THE CLARIDGE COMPANY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Claridge Company	SAME	130-8-85
(NAME)	(NAME)	FIELD BOOK NO.
2700 12th Avenue South		07DA-45365
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $175,768.49.

Subscribed and sworn to before me, this the 22 day of December, 1982.

Affiant

My commission expires: 4/20/86 (Affix seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of a sum of money which is the result of (1) Grantee's assumption of a certain Installment Deed Note dated December 29, 1980 in the principal sum of $95,000, which is secured by an Installment Deed of record in Book 5695, Page 415, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description thereof, and (2) the exchange of Unit No. 105 as shown on the Plat of THE CLARIDGE of record in Book 5800, page 63, Register's Office for Davidson County, Tennessee, together with Storage Room S-15 and Garage G-10, as shown on said Plat, together with an undivided interest in the common elements of The Claridge Homeowners' Association, all as described in Book 5896, page 607, et seq., said Register's Office, and other good and valuable considerations, cash in hand paid by THE CLARIDGE COMPANY, (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, JAMES A. GRAHAM, (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantee, THE CLARIDGE COMPANY, its successors and assigns, the following described tract or parcel of land and sometimes hereinafter referred to as the "Property":

Being Lots Nos. 17 and 18 on the Plan of Sneed Estates of record in Book 2133, Pages 10 and 11, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 17 and 18 adjoin and front 133 feet, for a total of 266 feet, on the westerly side of Lindawood Drive and extend back between parallel lines 304 feet to a dead line in the rear, measuring 133 feet each for a total of 266 feet thereon.

Being the same property conveyed to James A. Graham by Installment Deed from Eleanor H. Sneed of record in Book 5695, Page 415, Register's Office for said County.

Grantor does hereby transfer and sell unto Grantee all fixtures and appliances which might be owned by Grantor and located upon the said tract or parcel of land, including but not limited to, range and refrigerator.

NO REPRESENTATIONS, WARRANTIES, UNDERTAKINGS, OR PROMISES, WHETHER ORAL, IMPLIED OR OTHERWISE, CAN BE MADE OR HAVE BEEN MADE BY EITHER GRANTOR OR ITS AGENTS OR BROKERS, TO GRANTEE OR ANYONE UNLESS EXPRESSLY STATED HEREIN OR UNLESS MUTUALLY AGREED IN WRITING BY THE PARTIES. ALL AMENDMENTS, SUPPLEMENTS OR RIDERS HERETO, IF ANY, RELATING TO THE PURCHASE OF THIS PROPERTY ARE MERGED IN THIS DEED. GRANTEE ACKNOWLEDGES THAT IT HAS INSPECTED THE PROPERTY AND THE APPLIANCES AND FIXTURES THEREIN, AND IS BUYING THE PROPERTY, THE APPLIANCES AND FIXTURES THEREIN IN THEIR PRESENT CONDITION WITHOUT WARRANTY OR REPRESENTATION OF ANY KIND, EXPRESSED OR IMPLIED, BY GRANTOR, OR ANY AGENT OR BROKER OF GRANTOR, NOT EXPRESSLY STATED HEREIN.

Further, this conveyance is given subject to:

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1. 1982 taxes, which have been prorated and adjusted as of the date hereof.

2. Restrictive covenants of record in Book 2092, Page 410, as amended in Book 2097, Page 93, said Register's Office.

3. Installment Deed executed by Eleanor H. Sneed, James A. Graham, and wife, Jane High, to Peter Weiss, Trustee, of record in Book 5695, Page 415, Register's Office for Davidson County, Tennessee.

This is improved property, known as 4317 Lindawood Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said THE CLARIDGE COMPANY, its successors and assigns, forever.

And Grantor does covenant with the said Grantee, that he is lawfully seized and possessed of said property 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 himself, his successors and assigns, to warrant and forever defend the title to the said property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Jane High, the wife of James A. Graham, and A. Harrison Johnson, Jr., Trustee, join in this conveyance for the sole purpose of conveying, quitclaiming and releasing whatever interests either of them may have or become entitled to in the said property.

WITNESS the dating hereof as of the 1st day of October, 1981, and the execution hereof on this the 22nd day of December, 1982.

GRANTOR:

By: _____
James A. Graham

By: _____
Jane A. High

GRANTEE:

THE CLARIDGE COMPANY, a Joint Venture
a Joint Venture Comprised Of:

By: MENEMSHA EQUITIES, INC.

By: _____
Robert J. Howell, President

By: SIASCONSET CORPORATION

By: _____
Dudley Warner, II, President

_____
A. HARRISON JOHNSON, JR., TRUSTEE

[redacted]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES A. GRAHAM AND WIFE, JANE HIGH, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, the day and year first above written.

Eleven Henry Newman

NOTARY PUBLIC

MY COMMISSION EXPIRES: October 19, 1986.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ROBERT J. HOWELL, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of MENEMSHA EQUITIES, INC., the within named bargainor, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, the day and year first above written.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared DUDLEY WARNER, II, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of SIASCONSET CORPORATION, the within named bargainor, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, the day and year first above written.

H27361 IDENTIF. REFERENCE JAN 21 12 29 PM '83 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of December, 1982, before me personally appeared A. HARRISON JOHNSON, JR., to me known to be the person who executed the foregoing instrument in behalf of THE CLARIDGE COMPANY, and who acknowledged that he executed the same as the free act and deed of THE CLARIDGE COMPANY.

Witness my hand and and official seal at office in Nashville, Tennessee, the day and year first above written.

Helen D Wells

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/20/86.

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
			1757a6.45- CO	
			457.03 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	466.53-
			c71aA01/e1/e3 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 7 3 6 1

IDENTIF. REFERENCE

JAN 21 12 29 PM 93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 925037