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IDENTIF. REFERENCE

JUL 29 | 57 PM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

BOOK 6105 PAGE 471

FROM: Harding Manor Associates

TO: The Franklin Investor Group, Inc.

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.
The Franklin Investor Group, Inc. 705 Creekside Drive Franklin, TN 37064	Metropolitan Federal Savings & Loan Association P.O. Box 1445 Nashville, TN 37202	Map 147 Parcel 78

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $28,950.00.

D. Patton Bradley
Affiant

Subscribed and sworn to before me, this the 20 day of July, 1983.

Deborah R Lightfoot
Notary Public

My Comm. Expires: 7-21-85

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Harding Manor Associates, a joint venture, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto The Franklin Investor Group, Inc., hereinafter called "Grantee", (whether one or more persons or entities) his heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit E-12, of Harding Place Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6104 page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, page 571, said Register's Office, for a more complete identification and description of such Unit.

Being part of the same property conveyed to Harding Manor Associates, a joint venture, by deed from Harding Manor Limited, a Tennessee limited partnership, of record in Book 6004, page 284, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit E-12, Harding Place Condominium, 441 Harding Place, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs, personal representatives, successors 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 for those exceptions listed in the schedule of exceptions to coverage in the title insurance policy

furnished Grantee by Grantor insuring Grantee's interest in the above described property. The schedule of exceptions to such title insurance policy is by reference incorporated herein.

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, personal representatives, successors 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 foregoing instruments creating Harding Place Condominium and Harding Place Condominium Association, Inc. Grantee further agrees hereby to pay all assessments whether special or general which are levied by Harding Place Condominium Association, Inc. in connection with Harding Place Condominium. Grantee specifically consents to the terms and conditions of Paragraph 7 of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and a power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the parties have executed this instrument as of the 1st day of July, 1983.

The Franklin Investor Group, Inc.

BY: D. Patton Bradley
D. Patton Bradley, President

BY: Joe R. Barrow Jr.
Joe R. Barrow, Jr., Secretary

"GRANTEE"

HARDING MANOR ASSOCIATES,
a Joint Venture

BY: FREEMAN WEBB DEVELOPERS, INC.,
Joint Venturer

BY: [signature]

Title: V.P.

"GRANTOR"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kimmons A. Webb III with whom I am personally acquainted, and who upon oath acknowledged himself to be Vice Pres of Freeman Webb Developers, Inc., joint venturer of Harding Manor Associates, the within named bargainor, a joint venture, and that he as such V.P., being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as V.P. of Freeman Webb Developers, Inc., joint venturer.

Witness my hand and seal, in Nashville, Tennessee, this the 22 day of July, 1983.

My Commission Expires: 10-19-86

Angela J. Murray
NOTARY PUBLIC

ANGELA J. MURRAY
NOTARY PUBLIC
STATE OF TENNESSEE
LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____,
a Notary Public in and for said County and State, the within named

_____,
the bargainor__, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, Tennessee, this the ____ day of_____, 1983.

My Commission Expires: _____ _____
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

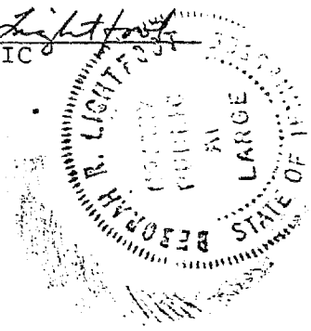
Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared D. Patton Bradley and Joe R. Barrow, Jr.

with whom I am personally acquainted, and who upon oath acknowledged themselves to be President and Secretary respectively of The Franklin Investor Group, Inc. the within named bargainor, a corporation, and that they as such officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as officers.

Witness my hand and seal, in Nashville, Tennessee this the 20 day of July, 1983.

Deborah T. Lightfoot
NOTARY PUBLIC

My Commission Expires: 7-21-85



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6105 PAGE 474

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			28950.00- CO	
			75.14 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	84.64-
			5835A07/29/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 3 7 3 2

IDENTIF. REFERENCE

JUL 29 | 87 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 967463