Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Westminster Square, Ltd. 300 James Robertson Parkway Nashville, TN 37201	Same	Map 104-8 Parcel 126
This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238		

BOOK 6117 PAGE 75

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, George N. Spiva and Vianda Hale Hill (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Westminster Square, Ltd., a Tennessee Limited Partnership (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.
2. Restrictive Covenants contained in instrument of record in Book 6040, page 629, said Register's Office.
3. Existing utility easements and roads.
4. Existing tenant leases.

This is improved property, known as Westminster Square, 1602 21st Avenue, South, Nashville, Tennessee 37212.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me this 16th day of August, 1988.

Notary Public
My Commission Expires 3-15-92

TO HAVE AND TO HOLD the said Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor 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 set forth hereinabove.

And Grantor does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of August; 1983, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

George N. Spiva

Vianda Hale Hill by
Robert P. Thomas,
Attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Darlene T. Marsh, a Notary Public in and for said County and State, the within named George N. Spiva, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of August, 1983.

Darlene T. Marsh
Notary Public

My Commission Expires: 10-9-86

STATE OF TENNESSEE

BOOK 6117 PAGE 77

COUNTY OF DAVIDSON

On this 16th day of August, 1983, before me, Darlene T. Marsh, a Notary Public in and for said County and State, personally appeared Robert P. Thomas, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Vianda Hale Hill, and acknowledged that he executed the same as the free act and deed of the said Vianda Hale Hill.

WITNESS my hand and seal at Nashville, Tennessee, this 16th day of August, 1983.

Darlene T. Marsh

Notary Public

My Commission Expires: 10-8-86

dtmwstsqwd

Land in Davidson County, Tennessee, being Lots Nos. 113 and 114 and the northerly 10 feet of Lot 115, on the revised plan of part of University Place as of record in Book 332, page 145, Register's Office for said County.

Said Lots 113 and 114 and the northerly 10 feet of Lot 115, together front 110 feet on the easterly side of Twenty-First Avenue, South, formerly Hillsboro Road, and run back between parallel lines 150 feet to an alley, Lot 113 running back with the southerly margin of Capers Avenue, formerly Peabody Place.

Being the same property conveyed to George N. Spiva and Vianda Hale Hill by deed from Thorand (Bahamas) Limited of record in Book 5808, page 315, Register's Office for Davidson County, Tennessee.

RUSH

H 6 7 4 8 7

IDENTIF. REFERENCE

AUG 16 3 07 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

225 08/16 1832.50- CHECK

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6117 PAGE 79

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
			700000.00- CO 1820.00 CO TX .50 PRFEE 12.00 WDEED - CHECK 1832.50- 0225A08/16/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 67487

IDENTIF. REFERENCE

AUG 16 3 07 PM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 971735