Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
TOHCO/Peebles Joint Venture 2014 Broadway Nashville, TN 37203	Same	130-8-A-1 130-8-A-5

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
21st Floor, First American Center, Nashville, TN 37238

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, The Ogden Hillyer Company (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said TOHCO/Peebles Joint Venture (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. Matters contained in that certain Master Deed Establishing Horizontal Property Regime of 2200 Harding Place, of record in Book 5971, page 574, Register's Office for Davidson County, Tennessee, as amended by Deed of Correction of record in Book 5989, page 549, said Register's Office.

3. Easements, setback lines, conditions of the owner's certificate, and other matters appearing upon the recorded plan of 2200 Harding Place, of record in Book 5200, page 463, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Andrea C Barack
Affiant

Subscribed and sworn to before me this 23rd day of November 1983.

[illegible]
Notary Public
My commission expires: [illegible]

NOTARY PUBLIC DAVIDSON CO.

11/23 838.50- CHECK

15

4. The lien of that certain Deed of Trust and Security Agreement dated November 22, 1982, from Grantor to John B. Hardcastle, Trustee, of record in Book 5967, page 931, said Register's Office, securing an indebtedness described therein in favor of Nashville City Bank and Trust Co.

This is residential property, known as Units One, Two and Five, 2200 Harding Place.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by itself, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23rd day of November, 1983, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THE OGDEN HILLYER COMPANY

By: _____
Ogden H. Sutro, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Andrea Barach, a Notary Public of the State and County aforesaid, personally appeared Ogden H. Sutro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of The Ogden Hillyer Company, the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 23d day of November, 1983.

Andrea Barach
Notary Public
My Commission Expires: 1-11-87

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

Being condominium units 1, 2 and 5, together with an undivided three-eights (3/8) interest in the common elements of 2200 Harding Place, a Horizontal Property Regime established by Master Deed dated November 22, 1982, of record in Book 5971, page 574, Register's Office for Davidson County, Tennessee, as amended by Deed of Correction of record in Book 5989, page 549, said Register's Office, said units being located upon Lot No. 1 and a portion of Lot No. 3 on the recorded plan of 2200 Harding Place, a plat of which is of record in Book 5200, page 463, said Register's Office.

Being the same property conveyed to Grantor from Ross L. Peebles by deed of record in Book 6181, page 556, said Register's Office, and a portion of the same property conveyed to the Grantor by deeds from Katherine B. Sutro, of record in Book 5967, page 926, said Register's Office, and from Ogden H. Sutro, of record in Book 5967, page 922, said Register's Office.

H 8 8 2 9 2

IDENTIF. REFERENCE

NOV 23 4 26 PM '83

FELIX A. WILLIS, JR., REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6181 PAGE 563

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

315000.00- CAMT.
819.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 828.50-
4895A11/23/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H88292

IDENTIF. REFERENCE

NOV 23 4 26 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 995645