WARRANTY DEED

FROM: FREEMAN WEBB DEVELOPERS, INC.

BOOK 6258 PAGE 786

TO: BMW Properties, a partnership

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.
BMW Properties, a partnership P. O. Box 150205 Nashville, TN 37215	Metropolitan Federal Savings & Loan Association P. O. Box 8886 Nashville, TN 37202	104-12.7

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 $42,000.00.

William F. Milburn
Affiant

Subscribed and sworn to before me, this the 29th day of February, 1984.

Jeanette I. Ramer
Notary Public

My Comm. Expires: January 1, 1988

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Freeman Webb Developers, Inc., a Tennessee corporation, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto BMW Properties, a partnership composed of Jack L. Watkins, Harold E. Bumbalough, Jr. and William F. Milburn, hereinafter called "Grantee", (whether one or more persons or entities) Grantee's heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit 101M, of Magnolia Wedgewood 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 6258, page 713, 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 Magnolia Wedgewood Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such Unit.

Being part of the same property conveyed to Freeman Webb Developers, Inc., a Tennessee corporation, by deed from David Talley, Trustee, of record in Book 6258, page 714, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit 101M, Magnolia Wedgewood Condominium, 1901 18th Avenue, South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, Grantee's 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

03/28 118.70- CHECK

3995

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, Grantee's 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 Magnolia Wedgewood Condominium and Magnolia Wedgewood Condominium Association, Inc. Grantee further agrees hereby to pay all assessments, whether special or general, which are levied by Magnolia Wedgewood Condominium Association, Inc. in connection with Magnolia Wedgewood Condominium. Grantee specifically consents to the terms and conditions of Paragraph 8 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 March, 1984.

BMW Properties, a partnership

BY: Jack L. Watkins
Jack L. Watkins, partner

BY: Harold E. Bumbalough Jr.
Harold E. Bumbalough, Jr., partner

BY: William F. Milburn
William F. Milburn, partner

"GRANTEE"

FREEMAN WEBB DEVELOPERS, INC.,
a Tennessee corporation

BY: Lawrence P. Flick

Title: V.P. + Controller

"GRANTOR"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Lawrence P. Flick with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice-President & Controller of Freeman Webb Developers, Inc., a Tennessee corporation, the within named bargainor, a corporation, and that he as such Vice-President & Controller, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice-President & Controller.

Witness my hand and seal, in Nashville, Tennessee, this the 21st day of March, 1984.

My Commission Expires: 1/19/88

Jeanette L. Ramer
NOTARY PUBLIC



STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, the bargainor__, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in _____, this _____ day of_____, 1984.

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 Jack L. Watkins, Harold E. Bumbalough, Jr. and William F. Milburn, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be partners of BMW Properties, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, in Nashville, Tennessee this 29th day of February, 1984.

My Commission Expires: 1/19/88 Jeanette L. Raker
NOTARY PUBLIC

JEANETTE L. RAKER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RUSH

FELIX P. KNOWLES, III, REGISTER
DAVIDSON COUNTY, TN
MAR 28 2 59 PM '84

IDENTIF. REFERENCE

11189

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

RECEIVED OF _____ BOOK 6258 PAGE 789

FOR _____

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
			42000.00- CAMT.	
			109.20 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	118.70-
3995A	03/28/84	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 1 8 1 9

T IDENTIF. REFERENCE

MAR 28 2 59 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 23889