WARRANTY DEED

BOOK 6416 PAGE 235

FROM: Normandy Joint Venture,
Bellwood Terrace Joint Venture
and Lancaster Properties

TO: West End, Limited

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr.
Baker Worthington Crossley Stansberry & Woolf
11th Floor, 200 Fourth Avenue NorthThe Law
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
		Map 104-9E, Parcels 1 - 12; Map 104-13D, Parcels 1 -21; Map 103-16D, Parcels 104, 106, 107, 202, 207 and 208
West End, Limited (NAME)	Security Federal Savings and Loan Ass'n (NAME)	
c/o Dukes, Dukes & Ledford Suite 818 Nashville City Bank Buildinge (STREET ADDRESS OR ROUTE NUMBER)	Mortgage Loan Office 9235 Hillsboro Road (STREET ADDRESS)	
Nashville, Tennessee 37201 (CITY) (STATE) (P.O. ZIP)	Nashville TN 37215 (CITY) (STATE) (ZIP	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,254,641.

Subscribed and sworn to before me, this the 31st day of October, 1984.

Affiant

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

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt whereof is hereby acknowledged, NORMANDY JOINT VENTURE, a Tennessee joint venture comprised of Jim Beuerlein and Dukes, Dukes and Ledford, a Tennessee general partnership comprised of Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford, BELLWOOD TERRACE JOINT VENTURE, a Tennessee joint venture comprised of Jim Beuerlein and Dukes, Dukes and Ledford, a Tennessee general partnership comprised of Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford, and LANCASTER PROPERTIES, a Tennessee joint venture comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership comprised of Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford, have this day bargained and sold, and do hereby transfer and convey unto the said WEST END, LIMITED, a Tennessee limited partnership, the Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT 1 - Richland Place Condominiums

Land in the County of Davidson, State of Tennessee: Being Units Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 as shown on the Plat of Richland Place Condominiums, at 3520 West End Avenue, Nashville, Tennessee, of record in Plat Book 5200, Page 570, Register's Office for said County, together with an undivided interest in the common elements of The Richland Place Homeowners' Association, as described in Book 6100, Page 222, said Register's Office.

Being property conveyed to NORMANDY JOINT VENTURE by deed from Ruby Norman of record in Book 5949, Page 334, said Register's Office.

SUBJECT TO:

1. Deed of Trust executed by Normandy Joint Venture, a Tennessee joint venture, comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership, to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 415, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $57,800, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

2. Deed of Trust executed by Normandy Joint Venture, a Tennessee joint venture, comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership, to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 407, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $57,800, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

3. Deed of Trust executed by Normandy Joint Venture, a Tennessee joint venture, comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership, to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 399, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $57,800, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

4. Deed of Trust executed by Normandy Joint Venture, a Tennessee joint venture, comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership, to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 391, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $57,800, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

5. Deed of Trust executed by Normandy Joint Venture, a Tennessee joint venture, comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership, to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 383, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $66,400, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

6. Deed of Trust executed by Normandy Joint Venture, a Tennessee joint venture, comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership, to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 375, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $25,900, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

7. Deed of Trust executed by Normandy Joint Venture, a Tennessee joint venture, comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership, to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 367, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $57,800, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

8. Deed of Trust executed by Normandy Joint Venture, a Tennessee joint venture, comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership, to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 359, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $57,800, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

9. Deed of Trust executed by Normandy Joint Venture, a Tennessee joint venture, comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership, to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 351, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $57,800, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

10. Deed of Trust executed by Normandy Joint Venture, a Tennessee joint venture, comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership, to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 343, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $57,800, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

11. Deed of Trust executed by Normandy Joint Venture, a Tennessee joint venture, comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership, to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 335, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $66,400, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

12. Deed of Trust executed by Normandy Joint Venture, a Tennessee joint venture, comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership, to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 327, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $25,900, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

all of which Grantee assumes and agrees to pay.

13. Plan of record in Book 5200, Page 570, Register's Office for Davidson County, Tennessee.

14. Master Deed and By-Laws for The Richland Place Homeowners' Association of record in Book 6100, Page 222, Register's Office for Davidson County, Tennessee.

15. Limitations and Conditions imposed by the Horizontal Property Act as set out in Tennessee Code Annotated Sec. 64-2704, et seq.

16. Taxes for 1984, a lien but not yet due and payable, which have been prorated as of the closing.

TRACT 2 - Bellwood Terrace Condominiums

Land in the County of Davidson, State of Tennessee: Being Units Nos. A-1, A-2, A-3, A-4, B-1, B-2, B-3, B-4, C-1, C-2, C-3, C-4, D-1, D-2, D-3, E-1, E-2, E-3, E-4, F-1 and F-2 as shown on the Plat of Bellwood Terrace Condominiums, at 500 Bowling Avenue, Nashville, Tennessee, of record in Plat Book 5200, Pages 568 and 569, Register's Office for said County, together with an undivided interest in the common elements of The Bellwood Terrace Homeowners' Association, as described in Book 6100, Page 177, said Register's Office.

Being property conveyed to BELLWOOD TERRACE JOINT VENTURE by deed from Billy N. Sherrill and wife, Charlene Sherrill, of record in Book 5981, Page 533, said Register's Office.

SUBJECT TO:

1. Deed of Trust executed by Bellwood Terrace Joint Venture, a Tennessee joint venture comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 431, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $60,350, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

2. Deed of Trust executed by Bellwood Terrace Joint Venture, a Tennessee joint venture comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 423, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $60,350, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

3. Deed of Trust executed by Bellwood Terrace Joint Venture, a Tennessee joint venture comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 319, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $60,350, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

4. Deed of Trust executed by Bellwood Terrace Joint Venture, a Tennessee joint venture comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 311, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $60,350, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

5. Deed of Trust executed by Bellwood Terrace Joint Venture, a Tennessee joint venture comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 303, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $60,350, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

6. Deed of Trust executed by Bellwood Terrace Joint Venture, a Tennessee joint venture comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 295, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $60,350, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

7. Deed of Trust executed by Bellwood Terrace Joint Venture, a Tennessee joint venture comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 287, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $60,350, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

8. Deed of Trust executed by Bellwood Terrace Joint Venture, a Tennessee joint venture comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 279, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $60,350, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

9. Deed of Trust executed by Bellwood Terrace Joint Venture, a Tennessee joint venture comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 271, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $60,350, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

10. Deed of Trust executed by Bellwood Terrace Joint Venture, a Tennessee joint venture comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 263, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $60,350, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

11. Deed of Trust executed by Bellwood Terrace Joint Venture, a Tennessee joint venture comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 255, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $60,350, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

12. Deed of Trust executed by Bellwood Terrace Joint Venture, a Tennessee joint venture comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 247, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $60,350, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

13. Deed of Trust executed by Bellwood Terrace Joint Venture, a Tennessee joint venture comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 239, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $90,550, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

14. Deed of Trust executed by Bellwood Terrace Joint Venture, a Tennessee joint venture comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 231, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $81,900, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

15. Deed of Trust executed by Bellwood Terrace Joint Venture, a Tennessee joint venture comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 223, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $86,200, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

16. Deed of Trust executed by Bellwood Terrace Joint Venture, a Tennessee joint venture comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 215, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $60,350, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

17. Deed of Trust executed by Bellwood Terrace Joint Venture, a Tennessee joint venture comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 207, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $60,350, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

18. Deed of Trust executed by Bellwood Terrace Joint Venture, a Tennessee joint venture comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 199, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $60,350, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

19. Deed of Trust executed by Bellwood Terrace Joint Venture, a Tennessee joint venture comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 175, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $60,350, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

20. Deed of Trust executed by Bellwood Terrace Joint Venture, a Tennessee joint venture comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 191, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $34,500, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

21. Deed of Trust executed by Bellwood Terrace Joint Venture, a Tennessee joint venture comprised of Jim Beuerlein and Dukes, Dukes & Ledford, a Tennessee general partnership to Everett A. Covington, Jr., Trustee, dated July 26, 1983, and recorded in Book 6102, Page 183, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings & Loan Association of Nashville which states that it secures a debt in the principal sum of $34,500, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

all of which Grantee assumes and agrees to pay.

22. Plan of record in Book 5200, Pages 568-569, Register's Office for Davidson County, Tennessee.

23. Master Deed and By-Laws of record in Book 6100, Page 177, Register's Office for Davidson County, Tennessee.

24. Limitations and Conditions imposed by the Horizontal Property Act as set out in Tennessee Code Annotated Sec. 64-2704, et seq.

25. Taxes for 1984, a lien but not yet due and payable, which have been prorated as of the closing.

TRACT 3 - Lancaster Condominiums

Land in the County of Davidson, State of Tennessee: Being Unit Nos. 104, 106, 107, 202, 207 and 208 as shown on the Plat of The Lancaster Condominiums, of record in Book 5200, Page 460, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Lancaster Homeowners' Association, as described in Book 5963, Page 441, et seq., said Register's Office.

Being property conveyed to Lancaster Properties, a joint venture composed of Dukes, Dukes & Ledford and Jim Beuerlein, by deed from FTD, Co., a partnership composed of Floris H. Tompkins, Jr., David B. Tompkins, and Floris H. Tompkins, III, of record in Book 5964, Page 420, said Register's Office.

SUBJECT TO:

1. Deed of Trust executed by Lancaster Properties, a joint venture composed of Dukes, Dukes & Ledford and Jim Beuerlein, to Everett A. Covington, Jr., Trustee, dated November 12, 1982, and recorded in Book 5964, Page 478, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings and Loan Association of Nashville which states that it secures a debt in the principal sum of $59,150, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

2. Deed of Trust executed by Lancaster Properties, a joint venture composed of Dukes, Dukes & Ledford and Jim Beuerlein, to Everett A. Covington, Jr., Trustee, dated November 12, 1982, and recorded in Book 5964, Page 424, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings and Loan Association of Nashville which states that it secures a debt in the principal sum of $59,150, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

3. Deed of Trust executed by Lancaster Properties, a joint venture composed of Dukes, Dukes & Ledford and Jim Beuerlein, to Everett A. Covington, Jr., Trustee, dated November 12, 1982, and recorded in Book 5964, Page 440, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings and Loan Association of Nashville which states that it secures a debt in the principal sum of $59,150, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

4. Deed of Trust executed by Lancaster Properties, a joint venture composed of Dukes, Dukes & Ledford and Jim Beuerlein, to Everett A. Covington, Jr., Trustee, dated November 12, 1982, and recorded in Book 5964, Page 448, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings and Loan Association of Nashville which states that it secures a debt in the principal sum of $59,150, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

5. Deed of Trust executed by Lancaster Properties, a joint venture composed of Dukes, Dukes & Ledford and Jim Beuerlein, to Everett A. Covington, Jr., Trustee, dated November 12, 1982, and recorded in Book 5964, Page 456, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings and Loan Association of Nashville which states that it secures a debt in the principal sum of $59,150, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

6. Deed of Trust executed by Lancaster Properties, a joint venture composed of Dukes, Dukes & Ledford and Jim Beuerlein, to Everett A. Covington, Jr., Trustee, dated November 12, 1982, and recorded in Book 5964, Page 470, Register's Office for Davidson County, Tennessee, in favor of Security Federal Savings and Loan Association of Nashville which states that it secures a debt in the principal sum of $59,150, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

all of which Grantee assumes and agrees to pay.

7. Terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed and By-Laws for Lancaster Condominiums, field for record in Book 5963, Page 441, Register's Office for Davidson County, Tennessee, including the Plat recorded in Book 5200, Page 460, said Register's Office.

8. Recorded Plat of record in Plat Book 5200, Page 460, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, various easements and setback lines.

9. Subject to terms and conditions of Lancaster Apartment Contract dated July 19, 1982, filed for record in Book 5931, Page 482, said Register's Office.

10. Subject to terms and conditions of Lancaster Apartments Sale and Purchase Agreement, dated July 15, 1982, of record in Book 5931, Page 489, said Register's Office.

11. Limitations and Conditions imposed by the Horizontal Property Act as set out in Tennessee Code Annotated Sec. 64-2704, et seq.

12. Taxes for 1984, a lien but not yet due and payable, which have been prorated as of the closing.

This is improved property, known as Units Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Richland Place Condominiums, 3520 West End Avenue, Nashville, Tennessee; Units Nos. A-1, A-2, A-3, A-4, B-1, B-2, B-3, B-4, C-1, C-2, C-3, C-4, D-1, D-2, D-3, E-1, E-2, E-3, E-4, F-1 and F-2, Bellwood Terrace Condominiums, 500 Bowling Avenue, Nashville, Tennessee; and Units Nos. 104, 106, 107, 202, 207 and 208, Lancaster Condominiums, 3909 Whitland Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as set out above.

Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of October, 1984.

NORMANDY JOINT VENTURE, a Tennessee Joint Venture Comprised Of:

JIM BEUERLEIN

DUKES, DUKES AND LEDFORD, a Tennessee General Partnership Comprised Of:

By: Glenn G. Dukes

By: Buddy R. Dukes

By: Thomas E. Ledford

BELLWOOD TERRACE JOINT VENTURE, a Tennessee Joint Venture Comprised Of:

JIM BEUERLEIN

DUKES, DUKES AND LEDFORD, a Tennessee General Partnership Comprised Of:

By: Glenn G. Dukes

By: Buddy R. Dukes

By: Thomas E. Ledford

LANCASTER PROPERTIES, a Tennessee Joint Venture Comprised Of:

JIM BEUERLEIN

DUKES, DUKES AND LEDFORD, a Tennessee General Partnership Comprised Of:

By: Glenn G. Dukes

By: Buddy R. Dukes

By: Thomas E. Ledford

I 60492
IDENTIF. REFERENCE
OCT 31 2 32 PM '84

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 JIM BEUERLEIN, 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 31 day of October, 1984.

NOTARY PUBLIC

MY COMMISSION EXPIRES: April 20, 1986.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared GLENN G. DUKES, BUDDY R. DUKES AND THOMAS E. LEDFORD, 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 DUKES, DUKES AND LEDFORD, the within named bargainor, a Tennessee general partnership, and that they as such Partners, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31 day of October, 1984.

NOTARY PUBLIC

MY COMMISSION EXPIRES: April 20, 1986.

10/31 2332.45 QUEX
3474

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6416 PAGE 245

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
	CO.	2,254,611.00		
			5861.96 CSTAX	
			.50 PRFEE	
			30.00 WDEED	
			CHECK 5892.46-	
			3474A 10/31/84 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 0 4 8 2

IDENTIF. REFERENCE

Oct 31 3 39 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0081636