B0737

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Georgetown Partners 2918 22nd Avenue So. Nashville, TN 37215	same	92-16-0-A-004

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

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, GEORGETOWN PLACE ASSOCIATES, LTD., a Tennessee limited partnership having Elkay Properties, Inc. as managing general partner (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said GEORGETOWN PARTNERS, a Tennessee general partnership composed of Phillip Williams, Wayne Steele, and Paul Stevenson (the "Grantee"), and Grantee's heirs 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. Master Deed Establishing Horizontal Property Regime of Georgetown Place Office Condominiums and Bylaws of Georgetown Place Office Condominiums Association, Inc., of record in Book 6241, page 303, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 6431, page 85, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Phillip Williams
Affiant

Subscribed and sworn to before me this 2nd day of August, 1985.

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

ANDREA BARACH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

3813 08/02 435.50- CHECK

3. Matters shown on the Plan of Georgetown Place Office Condominiums, a plat of which is of record in Book 6431, page 96, said Register's Office, and on the prior recorded plan, a plat of which is of record in Book 6050, page 30, said Register's Office.

4. Easement for right-of-way retained in Metropolitan Government of Nashville and Davidson County by Council Bill No. 77-577.

This is improved property, known as Unit 106A, Georgetown Place Office Condominiums, 33 Music Square West, Nashville, Tennessee.

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 heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land 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 itself to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 2nd day of August, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

GEORGETOWN PLACE ASSOCIATES, LTD.

By: Elkay Properties, Inc.
Managing General Partner

By: _____

Title: Ex. V.P.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6621 PAGE 241

Before me, Audrey Barach, a Notary Public in and for the County and State aforesaid, personally appeared HENRY E. KROMER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Vice President of Elkay Properties, Inc., a corporation, which corporation is the Managing General Partner of Georgetown Place Associates, Ltd., the within named bargainor, a limited partnership, and that he as such Executive Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as Managing General Partner on behalf of the limited partnership by himself as Executive Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 2nd day of August, 1985.

Audrey Barach
Notary Public

My Commission Expires: 11-1-88

AUDREY BARACH ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TEXAS

Exhibit A
Legal Description BOOK 6621 PAGE 242

Land and improvements in Davidson County, Tennessee, described as:

Being Unit No. 106 A, as shown on Exhibit A-1 to the Master Deed for Georgetown Place Office Condominiums of Record in Book 6241, page 303, Register's Office for Davidson County, Tennessee, as revised by a First Amendment thereto of record in Book 6431, page 85, said Register's Office, together with an undivided interest in the common elements and other rights set forth in such Master Deed, as revised, being part of Section One on the Plan of Georgetown Place, of Record in Book 6050, page 30, which plan voided, vacated and superceded the recording Lots Number 84 through 88, inclusive, of the O. B. Hayes Plan of Small Lots, of record in Plan Book 1, page 69, Register's Office for said County.

Being part of the same property conveyed to Georgetown Place Associates, Ltd., a Tennessee limited partnership, Elkay Properties, Inc., Managing Partner, by deeds from Ron Chancey of record in Book 6239, page 817, and by deed from Kelso Herston and James T. Smith, as tenants in common, of record in Book 6239, page 814, Register's Office for Davidson County, Tennessee.

2560 1

IDENTIFICATION REFERENCE

AUG 2 1 54 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6621 PAGE 243

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

185000.00- CAPT.
481.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 493.50-
3813A08/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2560 I

IDENTIFIT REFERENCE

AUG 2 1 54 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 159864