Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
33 Music Square West 33 Music Square West Nashville, TN 37212	Same	10W 07836 10W 07842 92/16

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

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, Georgetown Place Associates, Ltd., a Tennessee limited partnership (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said 33 MUSIC SQUARE WEST, a Tennessee general partnership composed of Robert H. Napier, Doyle R. Rippee, R. Booth Chapman and Thomas R. Boyd (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. 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, amended by instrument of record in Book 6431, page 85, said Register's Office.

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $431,000.00.

Robert H. Napier
Affiant

Subscribed and sworn to before me this 26 day of December, 1985.

Loretta B. Lane
Notary Public
My Commission Expires: 7/18/89

4. Easement for right of way retained in Metropolitan Government of Nashville and Davidson County by Council Bill No. 77577.

This is improved property, known as Units 110A and 110B, Georgetown Place Office Condominiums, 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 covenants with the Grantee that the Property is free from all encumbrances made or suffered by it, 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, Grantee's heirs 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 26th day of November, 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. Vice Pres.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Loretta B. Lane, 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., which corporation is 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 26th day of November, 1985.

Loretta B. Lane
Notary Public
My Commission Expires: 7/16/89

EXHIBIT A

Legal Description

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

Being Units 110 A and B, 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.

IDENTIFICATION REFERENCE
56689
NOV 27 2 41 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 6720 PAGE 117

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

4310[illegible].00- CASH
1120.60 STTAX
.50 [illegible]
9.00 WDF
CHECK 1131.10-
1119A11/27/85.3AL .10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56689
57657

IDENTIFICATION REFERENCE

Nov 27 2 43 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 196227