WARRANTY DEED

FROM: Spence Manor Joint Venture, a Tennessee Partnership

TO: James M. King and wife, Diane L. King

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel
Mr. and Mrs. James M. King 2120 Crestmoor Road Nashville, TN 37215	(SAME)	Map 93-13-A; Parcel 104

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 $153,000.00.

James M. King
AFFIANT

Subscribed and sworn to before me, this the 28th day of February, 1986.

Jeanette F. Ramer
NOTARY PUBLIC

My Commission Expires: 1/19/88

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Spence Manor Joint Venture, a Tennessee partnership, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto James M. King and wife, Diane L. King

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 104, of Spence Manor Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6794, page 219, 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 Spence Manor Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being part of the same property conveyed to Spence Manor Joint Venture, a Tennessee partnership, by deed of record in Book 5957, page 414, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit 104, Spence Manor Condominium, 11 Music Square East, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, Grantee's 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 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 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 Spence Manor Condominium and Spence Manor Condominium Association, Inc. Grantee further agrees hereby to pay all assessments, whether special or general, which are levied by Spence Manor Condominium Association, Inc. in connection with Spence Manor 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 payment of all assessments and a power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 28th day of February, 1986, as of February 28, 1986.

SPENCE MANOR JOINT VENTURE,
a Tennessee Partnership

BY: FREEMAN WEBB INVESTMENTS, INC.,
Managing Venturer

BY: _____

TITLE: Vice President

"GRANTOR"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James A. Webb 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 of Freeman Webb Investments, Inc., the managing venturer in Spence Manor Joint Venture, the within named bargainor, a Tennessee partnership, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as Vice President of the managing venturer.

Witness my hand and seal, in Nashville, Tennessee, this the 28th day of February, 1986.

Jeanette F. Ramer
NOTARY PUBLIC

My Commission Expires: 1/19/88

7.9.7.8.3

IDENTIFICATION REFERENCE

MAR 3 2 36 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 6794 PAGE 310

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

530000.00- CAMT.
397.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 404.30-
9186A03/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9.7.8.3

IDENTIFT REFERENCE

MAR 3 2 36 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 223612