TASRE00464 7/31/86 dh
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (TAS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Butterworth Properties Company 840 The Esplanade North Apt. 406 Venice, Florida 33595	[Same]	103-16-A 25

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, FIRST AMERICAN TRUST COMPANY, N.A., as Trustee for the trusts created by the Will of Bobbette W. Denbo (in its capacity as Trustee, "Grantor") has bargained and sold, and by these presents does transfer and convey unto BUTTERWORTH PROPERTIES CO., a Florida partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee (the "Premises"), more particularly described as follows:

Unit No. 907 of ROKEBY, a Condominium or horizontal property regime established by Master Deed of record in Book 4829, page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4983, page 98, and Book 5096, page 409, said Register's Office; and shown on a "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office. The said Unit is more fully depicted on the Plan of the 9th Floor of ROKEBY of record in Book 5060, page 64, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed and By-Laws, including without limitation such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements shown on the said Plan of record in Book 5060, page 64, said Register's Office. Parking Space No. 72 shown on the said "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office, is expressly assigned as a limited common element to said Unit.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Master Deed, the Plan, as amended, and the By-Laws, all of which Grantee does asssume and agree to observe and perform, including, but not limited to, the payment of assessments.

Being the same property conveyed to Bobbette Wolfe Denbo from Miriam L. Small by deed of record in Book 5587, page 713, said Register's Office (the "Prior Deed"). Bobbette Wolfe Denbo has since died and her last Will and Testament, naming First American Bank of Nashville as Trustee, is of record in Will Book 153, page 84, Probate Court of Davidson County, Tennessee. First American Bank of Nashville has since transferred its fiduciary accounts to First American Trust Company, N.A., by instrument of record in Book 6755, page 585, said Register's Office.

The Premises are improved property known as:

3901 Harding Road, No. 907
Nashville, Tennessee 37205

Said property is conveyed subject to the following matters:

1. Taxes for 1986, a lien but not yet due and payable.

2. Terms and conditions of a Master Deed of record in Book 4829, page 138, said Register's Office, and amended by amendment of Master Deed and By-Laws, recorded in Book 4983, page 98, and further amended in Book 5096, page 409, said Register's Office, By-Laws of record in Book 4829, page 153, said Register's Office, amended in Book 5459, page 179, and Rules and Regulations of record in Book 4829, page 174, said Register's Office, amended by instrument of record in Book 5035, page 193, Register's Office.

3. The Plan of record in Book 4675, page 126, Register's Office for Davidson County, Tennessee, as amended in Book 4860, page 71, said Register's Office, Book 5050, page 16, said Register's Office and Book 5060, page 64, said Register's Office.

4. Notice of State Tax Lien filed by the State of Tennessee against the Rokeby Corporation dated May 25, 1982 of record in Book 5891, page 106, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. As Trustee, but no

further or otherwise, Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

As Trustee, but no further or otherwise, Grantor further covenants and binds itself and its successors, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

The liability of First American Trust Company, N.A., as Trustee, for the breach of any of the aforementioned warranties is and shall be limited to the assets of those trusts created by the Will of Bobbette W. Denbo.

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

WITNESS our hands this 31 day of July, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

FIRST AMERICAN TRUST COMPANY, N.A.,
Trustee for the trusts created
under the Will of Bobbette W. Denbo,
but no further or otherwise

By: _____

STATE OF TENNESSEE)
)
COUNTY OF NASHVILLE)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David P. Rogers, 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 Vice-President of First American Trust Company, NA, the within named bargainor, a National banking association and the he as such Vice-President executed the foregoing instrument for the purposes therein contained, by signing the name of the association by himself as Vice-President.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 31st day of July, 1986.

Debra K. Vanbuskirk
Notary Public

My Commission Expires:

5-13-89

STATE OF TENNESSEE)
)
COUNTY OF NASHVILLE)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $185,000.00.

Robert Dickerson
Affiant

Sworn to and subscribed before me this 31st day of July, 1986.

Debra K. Vanbuskirk
Notary Public

My Commission Expires:

5-13-89

27051

IDENTIFICATION REFERENCE

JUL 31 2 30 PM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

RUSH

4

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

RECEIVED OF _____

FOR _____

BOOK 6935 PAGE 781

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
			18500.00- CNIT,	
			518.00 CSTAX	
			.50 PRFEE	
			12.00 MOR D	
			CHECK	530.50-
4812A	07/31/86	BAL		.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27051

IDENTIFICATION REFERENCE

Jul 31 2 30 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 278032