Address New Owner:	Map-Parcel Numbers:
3415 West End Associates, c/o Meredith E. Flautt, Jr. 1512 Church Street Nashville, TN 37219	Map and Parcel 104-6-A
Send Tax Bills To:	**Address of Mortgagee:**
Same	N/A

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

File

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, Rudy E. Ruark, Trustee and Rudy E. Ruark, Individually, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said 3415 West End Associates, a Tennessee general partnership composed of Meredith E. Flautt, Jr., J. Steven Renner, Linda Barnes and Charles W. Brandon (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:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $205,220.00.

Meredith E. Flautt
Affiant

Subscribed and sworn to before me this 29th day of August, 1986.

Loretta B. Lane
Notary Public
My Commission Expires: 7/18/87

NOTARY PUBLIC

1. Real estate taxes for the current year which have been prorated between the parties.

2. 3415 West End, Inc., granted to State of Tennessee, for the benefit of the Department of Transportation, a permanent overhang easement for the construction and maintenance of an electrical power transmission line, and right having been conveyed by instrument dated June 3, 1974, of record in Book 4825, page 592, said Register's Office.

3. All matters contained in the Master-Deed establishing a Horizontal Property Regime of Continental Condominiums, of record in Book 5862, page 589, and By-Laws of record in Book 5862, page 626, as amended in Book 6135, page 788, and second amendment of record in Book 6435, page 549, Register's Office for Davidson County, Tennessee.

4. All matters shown on Plat made by Kevin Tucker & Associates, Inc. of record in Book 6900, page 43, said Register's Office.

This is improved property, known as Units D, E and F of Continental Condominium located at 3415 West End Avenue, 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 successors and assigns, forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by him, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind himself, 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 him.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of August, 1986.

Rudy E. Ruark

Rudy E. Ruark, Trustee

Rudy E. Ruark

Rudy E. Ruark, Individually

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, a Notary Public in and for said County and State, the within named Rudy E. Ruark, Trustee, 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 29th day of August, 1986.

Loretta B. Lane

Notary Public

My Commission Expires: 7/8/87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, a Notary Public in and for said County and State, the within named Rudy E. Ruark, Individually, 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 29th day of August, 1986.

Loretta B. Lane

Notary Public

My Commission Expires: 7/8/87

Exhibit A

Land in Davidson County, Tennessee, being Units Nos. D, E and F on the Plan of Revision of First Floor, Continental Condominium, of record in Plat Book 6900, page 43, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Rudy E. Ruark, Trustee, with full power to transfer, assign, convey, mortgage, encumber or otherwise deal with said real estate without the joinder of any beneficiary by deed from Ross I. Evans, Jr., Trustee with full power to transfer, assign, convey, mortgage, encumber or otherwise deal with said real estate without the joinder of any beneficiary, or record in Book 6442, page 217, Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE
AUG 29 2 32 PM '06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
36879

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

RECEIVED OF _____

FOR _____

BOOK 6964 PAGE 139

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

205220.00 CAMT
574.56 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 587.06
8PM A08/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36879

IDENTIFICATION REFERENCE

AUG 29 2 32 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 289050