File 46

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
GERALD M. MARTIN	SECURITY FEDERAL SAVINGS & LOAN	92-16-309
(NAME)	(NAME)	
	4235 Hillsboro Road	10W-06865
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tn. 37215	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------($10.00)---------- TEN AND NO/100---------- DOLLARS

Cash in hand paid by GERALD M. MARTIN, unmarried, and other good and valuable consideration, the receipt of which is hereby acknowledged.

BOOK 7117 PAGE 747

UNIVERSITY SQUARE JOINT VENTURE, consisting of Charles C. Brown, Jr., William King Self, Jr., William Leighton Reed, and Randall C. Ferguson, Trustee,

have bargained and sold, and by these presents do transfer and convey unto the said GERALD M. MARTIN, unmarried

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Being Unit No. 701, Level 9, of UNIVERSITY SQUARE CONDOMINIUM APARTMENTS, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 7051, page 529, 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" of said Master Deed. Reference is hereby made to the Plat of UNIVERSITY SQUARE CONDOMINIUM APARTMENTS of record in Book 6900, page 124, said Register's Office for more particulars.

Being the same property conveyed to UNIVERSITY SQUARE JOINT VENTURE by deed from Aberdeen Properties, Inc., of record in Book 6620, page 224, and by deed from Aberdeen Properties, Inc., of record in Book 7051, page 527, Register's Office for Davidson County, Tennessee, and by Deed of Correction of record in Book 7086, page 124, Register's Office for said County.

87274

IDENTIFICATION REFERENCE

JAN 27 9 05 AM '87

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as Unit No. 701, 900 19th Avenue, South
(House Number) (Street)

Nashville, Tn.
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, which the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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

Witness our hands this 21st day of January, 1987.

UNIVERSITY SQUARE JOINT VENTURE
BY: Charles C. Brown
Manager

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7117 PAGE 748

Personally appeared before me, the undersigned, a Notary Public of said County and State, _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at Office in _____, this _____ day of _____, 19____

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Charles C. Brown, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be managing partner of University Square Joint Venture, the within named bargainor, a Joint Venture, and that he as such managing partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Joint Venture, by himself as managing partner.

Witness my hand and seal, this 21st day of January, 1987.

_____
NOTARY PUBLIC

My Commission Expires: 1-21-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 65,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

X Gerald M. Martin

Sworn to and subscribed before me
this 22nd day of January, 19 87.

My commission expires July 12, 1989 Notary Public _____

This instrument was prepared by:

Union Title Company, 4235 Hillsboro Road, Nashville, Tn. 37215
Name Address

DIANE LEE STRUM
Notary Public - State of Nevada
Appointment Recorded in Washoe County
MY APPOINTMENT EXPIRES AUG. 12, 1989

WARRANTY DEED

FROM UNIVERSITY SQUARE JOINT VENTURE

TO GERALD M. MARTIN

UNION TITLE COMPANY, INC.
4235 Hillsboro Road
P.O. Box 158116
Nashville, Tennessee 37215-8116

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

RECEIVED OF _____

FOR _____

BOOK 7117 PAGE 749

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

GOOD. CAMT.
180.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 186.50-
3835R01/27/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87 27 4

IDENTIFICATION REFERENCE

JAN 27 9 05 AM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN

No.38750