This Instrument Prepared By:
Barry W. Bedford, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

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Address of New Owner(s):	Mortgagee:	Map-Parcel No.:
William E. Powell, Sr. 600 Murfressboro Rd. Nashville, TN 37210	First American National of Nashville First American Center Nashville, TN 37237	Part of 92-16-309

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, UNIVERSITY SQUARE JOINT VENTURE, A GENERAL PARTNERSHIP (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to WILLIAM E. POWELL, SR. (the "Grantee"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 703, on the Plan of University Square Condominiums, of record in Book 6900, page 124, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to University Square Joint Venture by deed from Aberdeen Properties, Inc. of record in Book 6620, page 224, Register's Office for Davidson County, Tennessee.

Subject to Plan of record in covenants of record in Book 6900, page 124 and conditions as set out in Master Deed of Record in Book 7051, page 529, said Register's Office.

This conveyance is made subject to 1987 property taxes, which have been prorated and assumed by Grantees.

This is improved property known as Unit No. 703, 1900 19th Avenue South, University Square Condominium, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND 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 as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

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

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 6th day of February, 1987.

UNIVERSITY SQUARE JOINT VENTURE

BY: _____

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 themselves to be a partner(s) of UNIVERSITY SQUARE JOINT VENTURE the within named bargainor(s), a partnership, and that he as such partner(s), executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner(s).

Witness my hand and and seal, this 6TH day of February, 1987.

My Commission Expires: 11-12-90

/s/ Barry W. Bedford
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVISON

The actual consideration or value, whichever is greater, for this transfer is $149,500.00.

/s/ William E. Lawee
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS
6TH DAY OF FEBRUARY, 1987.

/s/ Barry W. Bedford
NOTARY PUBLIC

My Commission Expires: 11-12-90

91432

IDENTIFICATION REFERENCE

FEB 6 2 17 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

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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
			14950 .00- CAMT. 410.60 CSTAX .50 PRFEE 6.00 WDEED CHECK 425.10-	
			708JAL87.0707 BN. .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91432

IDENTIFICATION REFERENCE

FEB 6 2 17 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 43230