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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$65,000.00 X Richard Bedrosian
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 19 87

Notary Public

MY COMMISSION EXPIRES: 4-19-87
(AFFIX SEAL)

File # 20822
Loan # 260782

Box 7

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEVON BEDROSIAN (NAME)	Sovran Mortgage Corporation (NAME)	MAP 92-16-B
900 19th Avenue, South #1102 (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	PAR 108
Nashville, TN 37212 (CITY) (STATE) (P.O. ZIP)	Richmond, Va 23219 (CITY) (STATE) (ZIP)	P/O 10-W6865

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, UNIVERSITY SQUARE JOINT VENTURE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEVON BEDROSIAN and RICHARD BEDROSIAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND In Davidson County, Tennessee, being Unit No. 1102, University Square Condominium Apartments, as 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 and accurate legal description.

BEING 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.

9:6:3 9 8:

IDENTIFI REFERENCE

FEB 23 2 51 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

02/23 189.50 CHECK

X This is unimproved ( ) improved ( ) property, known as 900 19th Avenue, South #1102, Nashville, TN 37212
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with 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. Wherever 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 their hand s this 16th day of February, 19 87

By: Charles Campbell Brown
Manager/Partner

340

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, 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 and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, _____a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

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 _____

_____of the _____

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____day of _____, 19____.

_____Notary Public

Commission Expires_____

WARRANTY DEED

FROM
UNIVERSITY SQUARE JOINT VENTURE

TO
LEVON BEDROSIAN
RICHARD BEJROSIAN

Saturn & Mazer, Attorneys
Row 1
Box 7

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles Campbell Brown,a genreal partner of University Square Joint Venture with whom I am personally acquainted and who upon oath acknowledged himself to be the General Partners of UNIVERSITY SQUARE JOINT VENTURE, the within named bargainor and that he as such Partners being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by the said Charles Campbell Brown,a general partner of University Square Joint Venture as such Partners.

Witness my hand and official seal at office at Nashville, Tennessee on this the 16TH day of February, 1987.

My commission expires 4-19-87

Notary Public

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

RECEIVED OF

FOR BOOK 7144 PAGE 460

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

650[illegible].00- CANT
182.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 188.50-
344[illegible]2/23/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9:6:3 9 8:

IDENTIFICATION REFERENCE

FEB 23 2 51 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 48739