Prepared By: Milton W. Smith Jr., Attorney
4301 Hillsboro Road, Suite 110
Nashville, TN 37215

MORTGAGEE: Commerce Union Bank of Memphis

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BERCLAIR CORPORATION		MAP 92-16
NAME: 1415 East McLemore Ave	NAME: (same)	P/O Parcel 309
(STREET ADDRESS OR ROUTE NUMBER) Memphis, TN 38106	(STREET ADDRESS)	
(CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of. Ten and 00/100 ($10.00) *Dollars,*

cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

BOOK 7145 PAGE 509

University Square Joint Venture, a Joint Venture consisting of Charles C. Brown, Jr., William Leighton Reed, William King Self, Jr. and Randall C. Ferguson, Trustee, hereinafter called Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said BERCLAIR CORPORATION, a Tennessee Corporation, hereinafter called the Grantee, its successors and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Unit No. 505, Level 7, of University Square Condominium Apartments, as established by Master Deed of record in Book 7051, page 529, Register's Office for said county, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in "Exhibit A" of said Master Deed, and as shown on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, said Register's Office, to all of which reference is here made.

Being part of the property conveyed to Grantor by deeds of record in Book 6620, page 224, in Book 7051, page 527, and in Book 7086, page 124, said Register's Office.

Said Unit is conveyed subject to said Master Deed and attendant By-Laws of record in Book 7051, page 559, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 59,500.00

Subscribed and sworn to before me, this the 23rd day of February 1987

My commission expires: Jan 19, 1988

Affix Seal

Leslie B. Tomlinson Pres. Mer Chan Corp

X Attest

Notary Public

Unimproved

This is improved (X) property, known as Unit 505, 900-19th Avenue, South, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its successors and assigns forever. It *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

It *further covenant and bind* itself, its successors and representatives, *to warrant and forever defend the title to said real estate to said* Grantee, its successors and assigns, *against the lawful claims of all persons.*

Witness its *hand* this 23rd *day of* February *19* 87 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

UNIVERSITY SQUARE JOINT VENTURE

BY: Charles C. Brown, Jr.

CHARLES C. BROWN, JR., MANAGING PARTNER

FEB 24 1 05 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

9.67.4 1:

02/24 0173.1

3861

BOOK 7145 PAGE 510

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personallly appeared before me, ..., *a Notary Public in and for said County and State,* .....
.....
.....
the within named bargainor ....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at .....*Tennessee, this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires ....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Charles C. Brown, Jr., proved to me on the basis of satisfactory evidence, or *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Managing partner of University Square Joint Venture ~~XXXXX~~ *by the* ~~XXXXX~~, *the within named bargainor,* ~~XXXXXXXX~~, *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* ~~XXXXXXX~~ *by* Joint Venture ~~XXXX~~ by himself as managing partner.

Witness my hand and seal, at office in Nashville, Tennessee
this 23rd *day of* February 1987

Melanie Smith
Notary Public

Commission expires Jan 19, 1988

WARRANTY DEED
FROM
TO

Compliments of
Colonial Title Company
Suite 110, Continental Plaza
4301 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

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

RECEIVED OF _____

FOR _____

BOOK 7145 PAGE 511

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

59500.00- CAMT.
166.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 173.00-
-3061A02/24/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9. 6. 7. 4 1-

IDENTIFICATION REFERENCE

FEB 24 1 05 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 49150