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

MORTGAGEE: COMMERCE UNION BANK

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HARDIN MANAGEMENT and		Map 90-16
NAME: INVESTMENTS, INC.	NAME: (same)	P/o Parcel 309
(STREET ADDRESS OR ROUTE NUMBER) 818 19th Ave. So.	(STREET ADDRESS)	
(CITY) Nashville (P.O. ZONE) (STATE) TN 37203	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of...Ten and 00/100----------
----------($10.00)----------*Dollars,*
cash in hand paid by the GRANTEES, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

BOOK 7206 PAGE 846

UNIVERSITY SQUARE JOINT VENTURE, a JOINT VENTURE composed 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 HARDIN MANAGEMENT and INVESTMENTS, INC., hereinafter called Grantee, its successors ~~successors~~ (SUCCESSORS), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Unit No. 709, Level 9, of University Square Condominium Apartments, as shown on the Plan of record in Book 6900, page 124, Register's Office for said county, and as established by Master Deed of record in 7051, page 529, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in "Exhibit A" of said Master Deed.

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.

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 15th day of April, 1987

Affiant

My commission expires Jan 10, 1988

Notary Public

(Affix Seal)

unimproved ( )
This is improved (X) property, known as ..... (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 ~~successors~~ (SUCCESSORS), *heirs 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 ~~successors~~ (SUCCESSORS) *and representatives, to warrant and forever defend the title to said real estate to said* GRANTEE, its successors ~~successors~~ (SUCCESSORS), *heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 15th *day of* April *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.*

161 40
IDENTIFICATION REFERENCE
APR 17 10 39 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

UNIVERSITY SQUARE JOINT VENTURE
BY: Charles C. Brown
CHARLES C. BROWN, JR.,
MANAGING PARTNER

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 *of the* ..... *the within named bargainor, a corporation, and that* JOINT VENTURE *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 him *self as* Managing Partner .....

Witness my hand and seal, at office in Nashville, Tennessee ..... *this* 15th *day of* April *19* 87

Commission expires Jan 19, 1988 .....

.....*Notary Public*

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 7206 PAGE 848

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

5950.00 CO CONT.
100.00 CO TAX
.50 PRFEE
6.00 MISC
CHG 173.10
5956804/17/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16140

IDENTIFICATION REFERENCE

APR 17 10 39 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 70734