BOOK 7293 PAGE 968 File Box 24

FORM NO. WB-1

Box 24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 19 87

Notary Public

MY COMMISSION EXPIRES: 7-9-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William M. Heberer, III (NAME)	SAME (NAME)	92-16-B
Apt. 802, 900 19th Ave.South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 81CO
Nashville, TN. 37212 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	10W 17933

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William M. Heberer, Jr. and wife, Mary Rita Heberer, as tenants by the entirety (90% interest) and William M. Heberer, III, an unmarried person (10% interest)

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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 802, in a Horizontal Property Regime as shown on the condominium site plan of University Square Condominium Apartments, as of record in Book 6900, Page 124, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to University Square Joint Venture consisting of Charles C. Brown, Jr. William King Self, Jr., William Leighton Reed and Randall C. Ferguson, Trustee by deed from Aberdeen Properties, Inc. of record in Book 6620, Page 224, and as corrected in Book 7051, Page 527 and Book 7086, Page 124, Register's Office, Davidson County, Tennessee.

THIS property is commonly known as: Apt. 802, 900 19th Avenue South, Nashville, Tennessee 37212.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of University Square Condominium Apartments as of record in Book 6900, Page 124, said Register's Office.

This is improved (X) property, known as Apt. 802, 900 19th Avenue South, Nashville, TN. 37212 unimproved ( ) (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 unincumbered 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 my hand this 26th day of June, 19 87

University Square Joint Venture
By:
Charles C. Brown, Jr., Managing General Partner

STATE OF TENNESSEE
Davidson County

BOOK 7293 PAGE 969

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

the bargainer____, with whom I am personally acquainted, 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____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson COUNTY

(AFFIX SEAL)

Personally appeared before me, Charles C. Brown, Jr., Managing General Partner for University Square Joint Venture
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained, and who further acknowledged that __he__ is the

Managing General Partner
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this 26th day of June 19 87.

My Commission Expires 7-9-89

_____
Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
University Square Joint Venture

TO
William M. Heberer, Jr.
Mary Rita Heberer
William M. Heberer, III

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

CONTINUATION OF LEGAL DESCRIPTION

THIS conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 66-27-101 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 7051, Page 529, and as amended in Book 7119, Page 884, said Register's Office.

44763

IDENTIFICATION REFERENCE

Jul 10 2 53 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7293 PAGE 970

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
			65000.00- CA11.	
			100.00 CSTAX	
			.50 PRFE	
			6.00 MISC	
			CHECK 111.00-	
			8710A07/10/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.47.63.

IDENTIFICATION REFERENCE

JUL 10 2 53 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.102915