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file 23

kabl187:07/02/87
WFT015-006

FROM: George E. Bandy

TO: Max Investments, a South Carolina Limited Partnership

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:
Max Investments, a South
Carolina Limited Partnership
c/o Investment Realty Associates
Suite 100, 3401 West End Bldg.
Nashville, TN 37203

Send Tax Bills To: "SAME"

Map-Parcel No.
82-12-295 MB

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Robert L. Jacobs
Affiant

Subscribed and sworn to before me, this the 6th day of July, 1987.

Jackie E. Reeves
Notary Public

My Comm. Expires: 11-12-90

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, George E. Bandy, an unmarried person, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Max Investments, a South Carolina Limited Partnership, herein called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth in Exhibit B; and GRANTOR does further covenant and bind himself, his heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 its hand this 6th day of July, 1987.

George E. Bandy
GEORGE E. BANDY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George E. Bandy, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 6th day of July, 1987.

Jackie E Reeves
Notary Public

JACKIE E REEVES NOTARY PUBLIC DAVIDSON CO. TENN.

My Commission Expires: 11-12-90

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EXHIBIT A

Land in Davidson County, Tennessee, Being Lot No. 4 and Lot No. 5 on the Plan of Davis Addition to Edgefield, now East Nashville, of record in Plan Book 1, page 41, Chancery Court for Davidson County, Tennessee, and being described according to a survey made by John Kohl and Company, P.C., dated July 2, 1987 and described as follows:

Beginning at a point in the southerly margin of Main Street at the northwest corner of Lot 5 Davis Addition to Edgefield of record in Plan Book 1, page 41, Chancery Court, Davidson County, Tennessee; thence with the southerly margin of Main Street North 65 degrees 05 minutes 00 seconds East 100.00 feet to a point beginning the northeast corner of Lot No. 4 Davis Addition to Edgefield, in Plan Book 1, page 41, Chancery Court for Davidson County, Tennessee; thence South 25 degrees 30 minutes 35 seconds East 160.00 feet to the northerly margin of alley Number 258; thence with the northerly margin of alley number 258, South 65 degrees 05 minutes 00 seconds West 100.00 feet to a point; thence North 25 degrees 30 minutes 35 seconds West 160.00 feet to the point of beginning.

Being a part of the property conveyed to George Bandy by deed from the Catholic Church Extension Society of the United States of America, an Illinois corporation, of record in Book 5996, page 877, Register's Office for Davidson County, Tennessee.

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EXHIBIT B

Permitted Encumbrances

1. Real property taxes for 1987, and subsequent years, a lien but not yet due and payable.

2. Easement for installation and maintenance of sewer line granted the Nashville Housing Authority in Book 3979, page 825, Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE
47101
JUL 17 1 23 PM '87
FELIX ZANES REGISTER
DAVIDSON COUNTY, TN

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
			250000.00- CAMT.	
			700.00 CSTAX	
			.50 PRFEE	
			12.00 MDEED	
			CHECK	712.50-
1362A07/17/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.7.1-01.

IDENTIFI REFERENCE

JUL 17 4 21 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105505