WARRANTY DEED

FROM: SH Properties, a partnership composed of Owen G. Shell, Jr. and Andrew G. Higgins

TO: Town & Country Properties, Inc.

Address New Owner(s) as	Send Tax Bills to:	Map-Parcel No.
Town & Country Properties, Inc.	Metropolitan Federal Savings & Loan Association P.O. Box 8886 Nashville, TN 37202	Map 147-2-B Parcel 87

This instrument prepared by: Jack F. Stringham II, Attorney, 16th Floor, First American Center, Nashville, Tennessee 37237-1607

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater, for this transfer is $31,270.32.

Clarence Sutherland
Affiant

Subscribed and sworn to before me, this the 30th day of October, 1987.

Renate Lee Potter
Notary Public

My Commission Expires: 4/17/88

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, SH Properties, a partnership composed of Owen G. Shell, Jr. and Andrew G. Higgins, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto Town & Country Properties, Inc., hereinafter called "Grantee", (whether one or more persons or entities) his heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit E-105 of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6188, page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being part of the same property conveyed to SH Properties, a partnership, by deed from Town & Country Properties, Inc. of record in Book 6205, page 132, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit E-105, Caldwell Court Condominiums, 550 Harding Place, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs, personal representatives, successors and assigns, forever. Grantor covenants that it is lawfully

seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the following exceptions:

1. Taxes for 1987, a lien not yet due and payable.

2. The Plan of record in Book 2331, page 38, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 10-foot easement for public utility and drainage purposes along the northeasterly line of the westerly reserved parcel of Tract 1 , and a 2.5 x 20 foot utility anchor easement located on the southeasterly corner of the westerly reserved parcel of Tract No. 1.

3. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, recorded in Book 4895, page 829, said Register's Office.

4. Master Deed and By-Laws and Plat of Caldwell Court Condominiums of record in Book 6188, page 744, said Register's Office.

5. Deed of Trust in favor of Town & Country Properties, Inc., of record in Book 6205, page 136, said Register's Office.

6. A Condominium Lease Agreement dated March 7, 1987 between SH Properties and Dennis R. Hayes.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, successors and assigns, against the lawful claims of all persons.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Caldwell Court Condominiums and Caldwell Court Condominium Association, Inc. Grantee further agrees hereby to pay all assessments, whether special or general, which are levied by Caldwell Court Condominium Association, Inc. in connection with Caldwell Court Condominiums. Grantee specifically consents to the terms and conditions of Paragraph * of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and a power of sale to enforce the assessment lien. Grantee further assumes all obligations contained in a Note in the original amount of $32,000 dated December 1, 1983 made by SH Properties, a partnership composed of Owen G. Shell, Jr. and Andrew G. Higgins, payable to Town & Country Properties, Inc.

IN WITNESS WHEREOF, the parties have executed this instrument as of October 30, 1987.

SH PROPERTIES, a Partnership

By: _____
Owen G. Shell, Jr., Partner

By: _____
Andrew G. Higgins, Partner
"GRANTOR"

TOWN & COUNTRY PROPERTIES, INC.

By: _____
Title: Vice President
"GRANTEE"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Clarence Sutherland with whom I am personally acquainted and who upon oath acknowledged himself to be Vice President of Town & Country Properties, Inc., a Tennessee corporation, the within named bargainor, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of corporation by himself as Grantor.

Witness my hand and seal, in Nashville, Tennessee, this the 30th day of October, 1987.

My Commission Expires: 4/17/88 Dena Lee Tabler
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the county and State aforesaid, personally appeared Owen G. Shell, Jr. and Andrew G. Higgins with whom I am personally acquainted, and who upon oath acknowledged themselves to be partners of SH Properties partnership, the within named bargainor, and that they 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 themselves as partners.

Witness my hand and seal, in Nashville, Tennessee this 30th day of October, 1987.

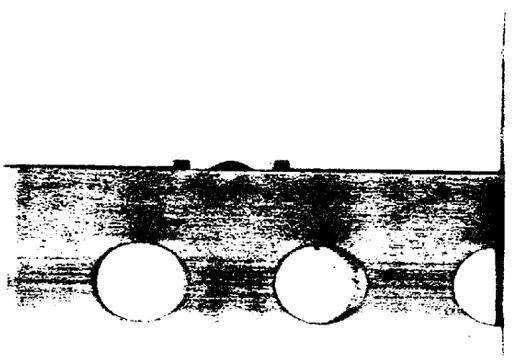
My Commission Expires: 1-21-90 Carla J. Barlow
NOTARY PUBLIC

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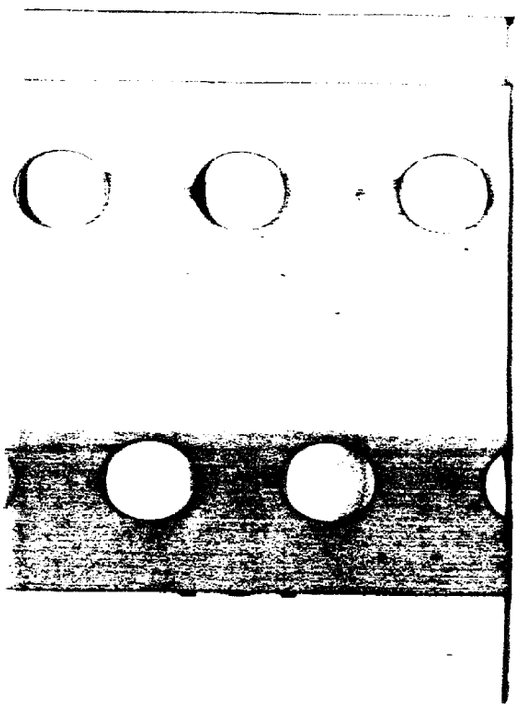
IDENTIFICATION REFERENCE

Nov 9 2 12 PM '87

DAVIDSON COUNTY, TN







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7399 PAGE 203

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			87.64	CSTAX
			.50	PRFEE
			9.00	MDEED
			CHECK	97.14-
0762A	11/09/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 0 9 3 7

Nov 9 2 18 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 34012