STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

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

Notary Public

My Commission expires: 9-11-90

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219
Box 44

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Fairfax Square Associates, a Tennessee general partnership 2114 Parkway Towers 404 James Robertson Parkway Nashville, TN 37219	Metropolitan Federal Savings and Loan Association 230 Fourth Avenue North Nashville, TN 37219	See Attached Exhibit A

DAVIDSON COUNTY, TN. DEC 2 10 11 AM 87 IDENTIFICATION REFERENCE 86795

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, UNION FINANCIAL CORPORATION, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FAIRFAX SQUARE ASSOCIATES, a Tennessee general partnership, hereinafter called the Grantee, its successors and assignee, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Units No. 4, 5, 7, 10 and 11 of Fairfax Square, a horizontal property regime, as described in the Master Deed of record at Book 6506, page 1, said Register's Office, as amended in Book 6748, page 758, and Book 6962, page 129, said Register's Office, and as shown on the plan of Fairfax Square appended as Exhibit C to the said Master Deed, as amended, the revised plan being of record at Book 6962, pages 133 through 136,

said Register's Office, together with the undivided percentage interests in the common elements appurtenant to said units as set forth in the said Master Deed establishing Fairfax Square as a horizontal property regime.

Being part of the same property conveyed to Union Financial Corporation, a Tennessee corporation, by deed from Fairfax Square, a Tennessee joint venture composed of Union Financial Corporation and Dudley Square, Inc., of record in Book 7235, page 419, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Master Deed establishing a Horizontal Property Regime of Fairfax Square Homeowner's Association, Inc., of record in Book 6506, page 1, amended in Book 6748, page 758 and Book 6962, page 129, said Register's Office and the By-Laws appended thereto of record in Book 6506, page 27, said Register's Office, and the liens, assessments and matters contained therein. This is improved property, known as 2118 Fairfax Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the undersigned does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the undersigned does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its 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 our hand this 30th day of November, 1987.

UNION FINANCIAL CORPORATION,
a Tennessee corporation

By: Ronald G. Grizzard
Ronald G. Grizzard,
Executive Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, RONALD G. GRIZZARD, a notary public, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executive Vice President 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 the 30th day of November, 1987.

Linda P. Turner
Notary Public

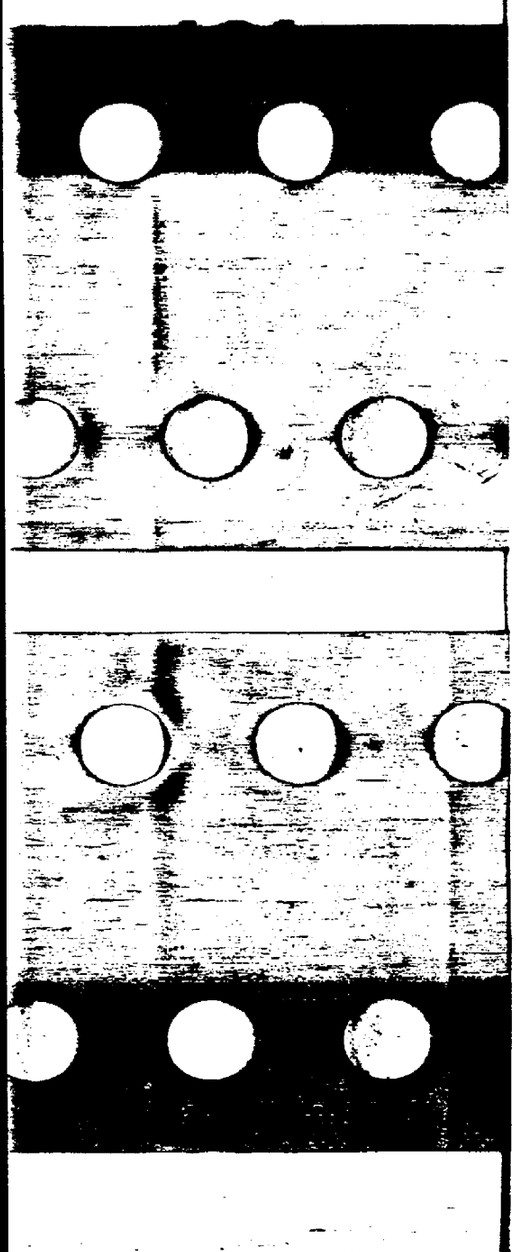


My commission expires: 9-11-90

EXHIBIT A

MAP - PARCEL NUMBERS

UNIT #4 - MAP 104-11-K-009.00 CO., FIELD BOOK #24W15294
UNIT #5 - MAP 104-11-K-004.00 CO., FIELD BOOK #24W15289
UNIT #7 - MAP 104-11-K-011.00 CO., FIELD BOOK #24W15296
UNIT #10 - MAP 104-11-K-010.00 CO., FIELD BOOK #24W15295
UNIT #11 - MAP 104-11-K-005.00 CO., FIELD BOOK #24W15290



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7415 PAGE 709

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

320000.00- CAMT.
896.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 908.50-
7589A12/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8679.6

IDENTIFICATION REFERENCE

DEC 2 9 41 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 40662