File 3M

Address New Owner:	Map-Parcel Numbers:
2100 West End Partners, Ltd. Suite 1160, 2100 West End Avenue Nashville, Tennessee 37203	3636 12/28 0101 03CHECK 6312.50 Map 92-16 Parcels 31, 33 and 34
Send Tax Bills To:	**Address of Mortgagee:**
2100 West End Partners, Ltd. Suite 1600, 2100 West End Avenue Nashville, Tennessee 37203	None
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219	

WARRANTY DEED BOOK 7436 PAGE 354

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **WEST END AVENUE PARTNERSHIP**, a Tennessee general partnership composed of George N. Spiva and Vianda Hale Hill (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **2100 WEST END PARTNERS, LTD.**, a Tennessee limited partnership (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to taxes for 1987.

This is improved property located near the intersection of 21st Avenue and West End Avenue, Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,250,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of December, 1987.

Notary Public
My Commission Expires:

9365 IDENTIFICATION REFERENCE Dec 28 4 20 PM '87 FILED Z. WILSON II REGISTER DAVIDSON COUNTY, TN

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, Grantee's successors and assigns, forever.

And Grantor does further covenant with the said Grantee that Grantor 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 herein.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this Warranty Deed to be executed this 23rd day of December, 1987.

WEST END AVENUE PARTNERSHIP, a
Tennessee general partnership

By: _____
George N. Spiva, Partner

By: _____
Vianda Hale Hill, Partner

By: _____
Robert P. Thomas, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Juanita V. Thomason, a Notary Public, **George N. Spiva,** with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is partner of **WEST END AVENUE PARTNERSHIP**, a Tennessee general partnership, and is authorized to execute the foregoing instrument of behalf of **WEST END AVENUE PARTNERSHIP.**

WITNESS my hand, at office, this 23rd day of December, 1987.

_____
Notary Public

My Commission Expires: _____

State of Tennessee
County of Davidson

Before me, Juanita V. Thomason, Notary Public, personally appeared Robert P. Thomas, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is attorney-in-fact of Vianda Hale Hill, partner of **WEST END AVENUE PARTNERSHIP**, a Tennessee limited partnership, and is authorized to execute the foregoing instrument on behalf of Vianda Hale Hill as partner of **WEST END AVENUE PARTNERSHIP**.

Witness my hand, at office, this 23rd day of December, 1987.

Juanita V. Thomason
Notary Public

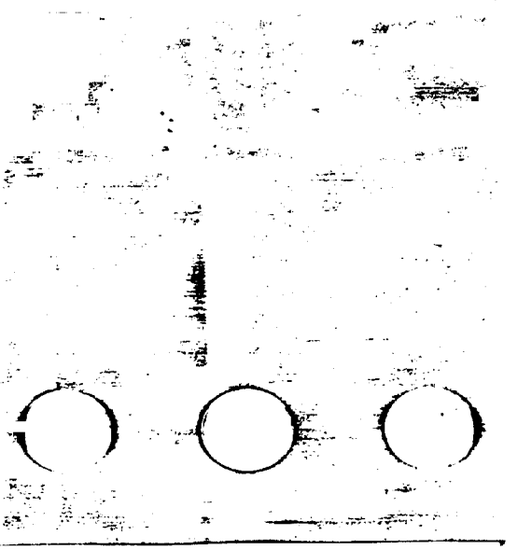
My Commission Expires: July 27, 1988

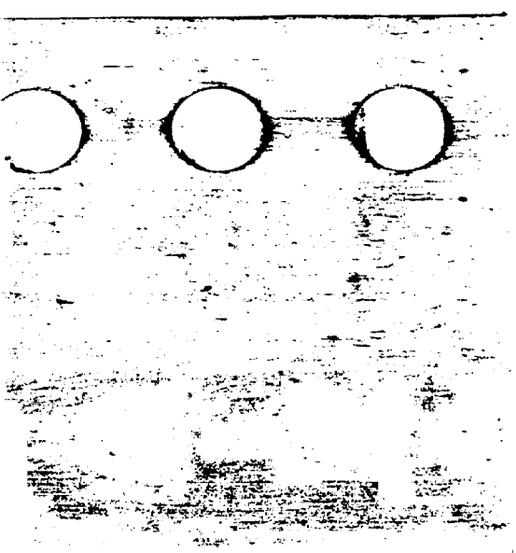
EXHIBIT "A"

A tract of land located within the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, and described according to a survey by R.L. Montoya - Land Surveying, dated November 23, 1987, as follows:

Beginning at an iron pin marking the intersection of the east right-of-way margin of Twenty-First Avenue North and south right-of-way margin of Alley No. 382 and the northwest corner of this property; thence, with said Alley margin north 58 degrees 15 minutes 00 seconds east, 250.19 feet to an iron pin; thence, leaving said Alley margin south 31 degrees 45 minutes 00 seconds east, 180.00 feet to an iron pin in the north right-of-way margin of West End Avenue; thence, with said north margin south 58 degrees 15 minutes 00 seconds west, 250.19 feet to a point: the intersection of said north margin and the east right-of-way margin of Twenty-First Avenue North; thence, with said east margin of Twenty-First Avenue North, north 31 degrees 45 minutes 00 seconds west, 180.00 feet to the point of beginning, containing 1.03 acres more or less.

Being the same property conveyed to West End Avenue Partnership, a Tennessee general partnership composed of George N. Spiva and Vianda Hale Hill, by quitclaim deed from Nick Spiva, Trustee, of record in Book 6696, page 720, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7436 PAGE 358

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

10 ea

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

	2250000.00
CON TX	6300.00
PRFEE	0.50
WDEED	12.00
TOTAL	6312.50
CHECK	6312.50

12/28/87 01 16:22 0001 3636

9 3 6 5 1

IDENTIFICATION REFERENCE

Dec 28 4 20 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 48724