FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 242,286.

Roger S. Saunders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 19 88.

Anita K. [illegible]
Notary Public

MY COMMISSION EXPIRES: 11/10/91
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

Ted A. Burkhalter
Attorney At Law
NAME

THIS INSTRUMENT WAS PREPARED BY
Suite 303 Centennial Plaza
110 Twenty-Ninth Avenue North
Nashville, Tennessee 37203
ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger S. Saunders et ux (NAME)	Mortgage Citicorp Homeowners Services, Inc. (NAME)	Map 131-05-C
501 Almonte Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 790010 (STREET ADDRESS)	Parcel 501
Nashville, TN 37215 (CITY) (STATE) (P.O. ZIP)	St. Louis, MO 63179-0010 (CITY) (STATE) (ZIP)	

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, Hillsborough -Harding Joint Venture, a Tennessee joint venture composed of BEC Development Corporation and BMR Associates, a Tennessee limited partnership.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROGER S. SAUNDERS and wife, LYNN C. SAUNDERS

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 part of The Hillsborough Condominiums tract as shown per plat of record in Book 6250, page 699, Register's Office for Davidson County; the part hereby conveyed being:

Unit No. 501 on the said section plat, as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to the Hillsborough Condominiums, including the Plan and Administrative By-Laws, thereunto attached and exhibited, recorded in Book 6822, page 721, said Register's Office.

TOGETHER WITH each and all of the rights, priviledges, and appurtenances thereunto belonging, as set forth in said Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage in the land and general common elements;

SUBJECT, HOWEVER, TO ALL of the provisions, conditions, restrictions, options, burdens, and undertakings contained in the Master Deed, the Plan and Administrative By-Laws thereunto attached and to the rules and regulations, all of which the Buyer does assume and agrees to observe and perform, including, but not limited to the payment of assessments; and

BEING PART OF THE PROPERTY conveyed to GRANTOR by deeds of record in Book 6609 pages 855, 860, and 864, and of record in Book 6465, page 867, said Register's Office.

3360 02/02/88 01:01PM CHECK #84464

unimproved ( ) This is improved ( ) property, known as 501 Almonte Court, Nashville, Tennessee 37215
(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 unencumbered, 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 1st day of February, 19 88

Hillsborough-Harding Joint Venture

By: BMR Associates

By: McCall Properties, Inc.

BY: Donna Wafford
Donna Wafford, Secretary

STATE OF TENNESSEE }
Davidson County }

BOOK 7461 PAGE 139

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

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) 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 }

Before me, The undersigned a Notary Public in and for the State and County aforesaid, personally appeared Donna Wafford

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of the Mc Calla Properties, Inc. a corporation, and that he as such Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Secretary.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of February 19 88.

Anita K Hughes Notary Public

Commission Expires 11/10/91

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

TO

Ted A. Burkhalter
Attorney At Law

Suite 303 Centennial Plaza
110 Twenty Sixth Avenue North
Nashville, Tennessee 37203
(615) 329-3991

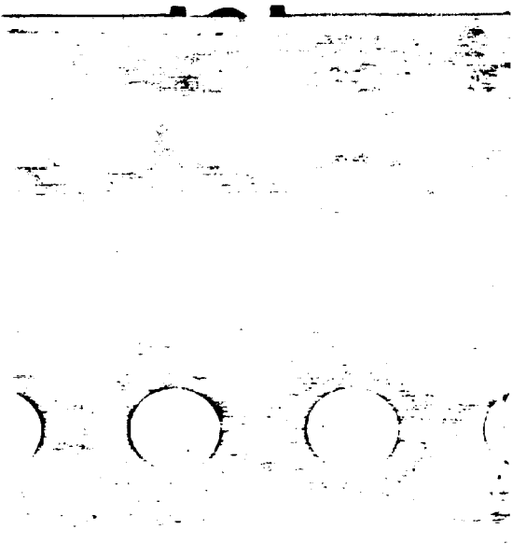
0 1 9 7.8

IDENTIFICATION REFERENCE

FEB 2 11 34 AM '88

DAVIDSON COUNTY, TN

RECEIVED



OFFICIAL RECEIPT

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

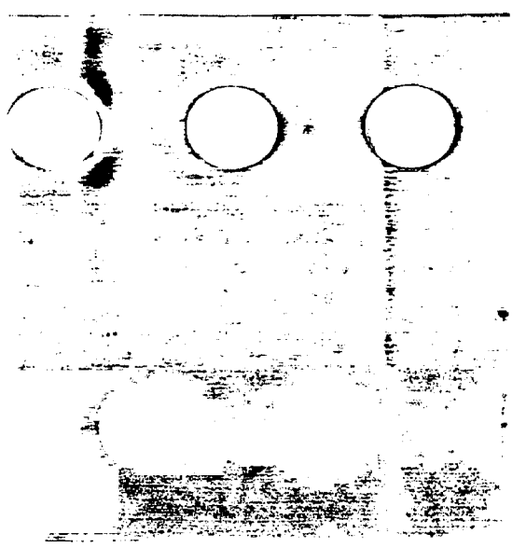
RECEIVED OF _____

FOR _____

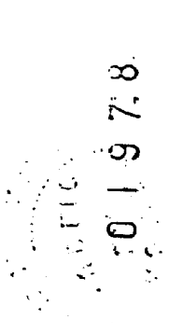
BOOK 7461 PAGE 140

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



IDENTIFICATION REFERENCE

DEC 2 11 34 AM '88

DAVIDSON COUNTY, TN

CAMT	242286.00
CON TX	678.44
PRFEE	0.50
MDEED	6.00
TOTAL	684.94
CHECK	684.94

02/02/88 01 11:34 0001 3360

No. 58230