THIS INSTRUMENT PREPARED BY: Kristine M. Hanson, Attorney, LEHMAN LAND TITLE, INC., Suite 151, 155 Franklin Road, Brentwood, TN 37027

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File #52

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Lee Smith	~~Metropolitan Federal~~ Robert + Lee Smith	92-16-B-11C0
(NAME)	900 19th Ave S. Unit 204	
900-19th Avenue, S., No. 204	~~2930 West End Avenue~~ (STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		
Nashville, TN 37212	Nashville, TN ~~37203~~ 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------Ten and No/100----------

----------($10.00)---------- Dollars,

Cash in hand paid by Robert Lee Smith ~~and wife, Joanne Rebecca Smith~~ and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

University Square Joint Venture

have this day bargained and sold, and do hereby transfer and convey unto the said Robert Lee Smith

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 204, Level 4, University Square Condominiums.

Being the same property conveyed to University Square Joint Venture by deed from Aberdeen Properties, Inc., of record in Book 7086, page 124, Register's Office for Davidson County, Tennessee.

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
MAR 1 12 01 PM '88
IDENTIFICATION REFERENCE
0.8.8.2.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 125,000

Subscribed and sworn to before me this the 1st day of March 19 88

Affiant

My commission expires: 5/19/91 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 900-19th Avenue, South, Unit 204, Nashville, TN 37212
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 1st day of March 19 88 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

University Square Joint Venture
BY:

Shirley Zeitlin

Shirley Zeitlin, their attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me _____, *a Notary Public in and for said County and State* _____

1377 03/01 0101 03CHECK 356.50

the within named 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*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

On this 1 day of March, 1988, before me, the undersigned Notary Public in and for said County and State, personally appeared Shirley Zeitlin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of University Square Joint Venture, and acknowledged that she executed the same as the free act and deed of said University Square Joint Venture.

Witness my hand and official seal at Brentwood, Tennessee, this 1 day of March, 1988.

My Commission Expires: 5/19/91

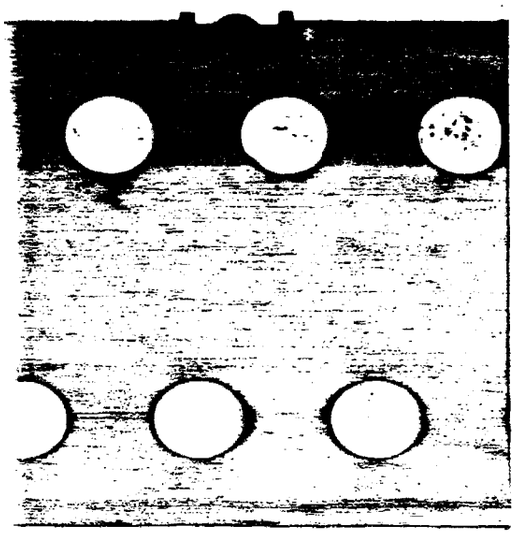
Judy A Bell
Notary Public

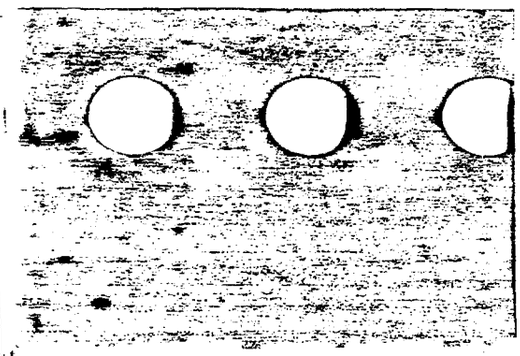
WARRANTY DEED

FROM
University Square Joint Venture

TO
Robert Lee Smith

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





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 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

	125000.00
CON TX	350.00
PRFEE	0.50
WDEED	6.00
TOTAL	356.50
CHECK	356.50

01/88 01 12:03 0001 1377

0.8.8.22

IDENTIFIT REFERENCE

MAR 1 12 01 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 66085