MDSWP474 02/24/88 dr

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Sceptre Properties, Inc. 1069 Nolensville Road Nashville, Tennessee 37211	Same	Part of Map 108, Parcel 192 Map 108, Parcel 178 2634 03/03 0101 03CHECK 443.30

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, TennSouth-Davis Properties, Ltd., a Tennessee limited partnership, ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Sceptre Properties, Inc., ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots 14, 17, 106, 109, 111 and 113, on the Plan of Harborview, Phase 1-A, Section 1, of record in Plan Book 6900, Page 583, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Grantor by deeds dated May 27, 1987 from Boyd Coffee and wife, Helen Coffee, and from George E. Welch and wife, Frances J. Welch, of record Book 7252, page 116, and Book 7252, page 120, respectively, said Register's Office.

This is unimproved property.

Said property is conveyed subject to the following matters:

1. Real property taxes for 1988, a lien but not yet due and payable.

2. The Plan of record in Book 6900 Page 583, shows building set back lines for each lot; anchor easements; public utility and drainage easements and other such matters, and the location of each is made with reference to said plan and certain notes contained therein to which reference is hereby made.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 29th day of February 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

TENNSOUTH-DAVIS PROPERTIES, LTD.

By: TennSouth Properties, Ltd.

By: TennSouth Corp.

By: James W. Hardwick
James W. Hardwick,
President

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, Carol M. Walker a Notary Public, James W. Hardwick, 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 President of TennSouth Corp., a corporation that is the Managing General Partner of TennSouth Properties, Ltd, a limited partnership that is the General Partner of TennSouth-Davis Properties, Ltd., and is authorized by the corporation, the corporation being authorized by TennSouth Properties, Ltd., TennSouth Properties, Ltd. being authorized by TennSouth-Davis Properties, Ltd., to execute this instrument on behalf of TennSouth-Davis Properties, Ltd.

WITNESS my hand, at office, this 29th day of February, 1988.

Carol M. Walker
Notary Public

My Commission Expires:
May 13, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $156,000.00.

Affiant

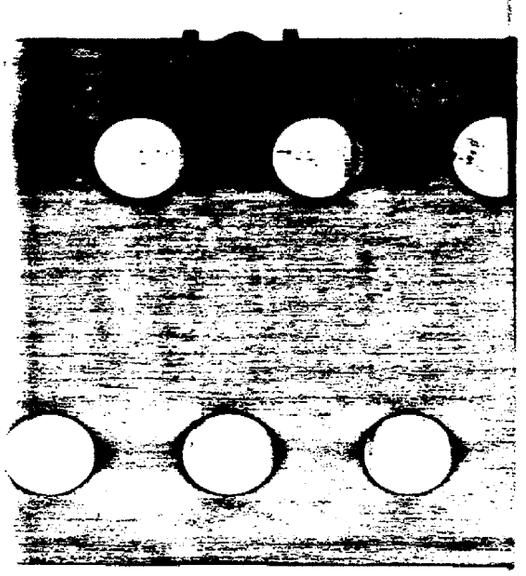
Sworn to and subscribed before me this 1st day of March, 1988.

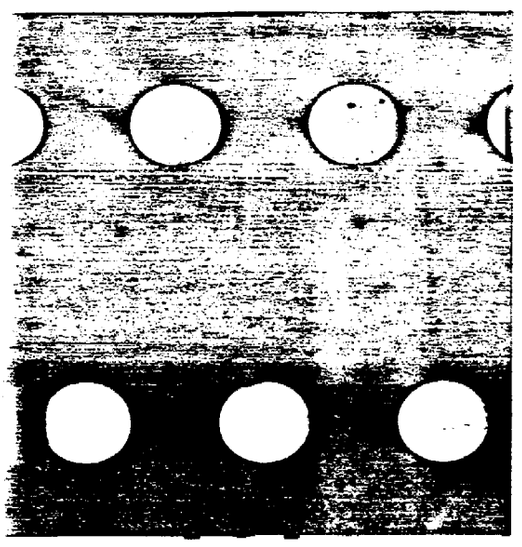
Joni Stephens
Notary Public

My Commission Expires:
10-9-91

IDENTIFICATION REFERENCE
FILED MAR 3 3 21 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

009846





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7483 PAGE 411

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
		CAMT		
				156000.00
			CON TX	436.80
			PRFEE	0.50
			WDEED	6.00
			TOTAL	443.30
				443.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/03/88 01 15:24 0001 2634

D09846.

IDENTIFI REFERENCE

MAR 3 3 22 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 67320