Box 6
CAW

WARRANTY DEED

FROM: BCB Joint Venture, a partnership

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TO: Delaware Residuals Limited, L.P.,
a Delaware limited partnership

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel
Delaware Residuals Limited, L.P. 2517 Lebanon Road Nashville, TN 37214	Sovran Mortgage Corporation P. O. Box 121999 Nashville, TN 37212-1999	Map 133-14-A Parcel 60

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer is $22,132.34.

Carol A. Wilson
AFFIANT

Subscribed and sworn to before me, this the 1st day of June, 1988.

Mary Anne Rabday
NOTARY PUBLIC

MARY ANNE RABDAY NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: 5-8-91

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, BCB Joint Venture, a partnership composed of Mark Thomas, Dennis W. Thompson, Karen Thompson and Sue T. Carroll, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto Delaware Residuals Limited, L.P., a Delaware limited partnership, hereinafter called "Grantee", (whether one or more persons or entities) Grantee's successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit No. E-2, of Oakcrest Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5884, page 960, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Oakcrest Condominium, of record in Book 5200, page 413, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to BCB Joint Venture, a partnership, by deed from Lanmar Development Corp., a Tennessee corporation, of record in Book 5885, page 670, Register's Office for Davidson County, Tennessee.

It is understood and agreed that Grantee will assume the indebtedness secured by a Deed of Trust of record in Book 5885, page 674, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit E-2, Oakcrest Condominium, 420 Elysian Fields Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, Grantee's successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except:

1. Property taxes for the year 1988.

2. All terms and provisions of the Master Deed Establishing Oakcrest Condominium and the By-Laws of Oakcrest Condominium Association, Inc. of record in the Register's Office for Davidson County, Tennessee.

3. All terms and provisions of the Charter of Oakcrest Condominium Association, Inc., of record in the Office of the Secretary of State of Tennessee, and the Register's Office for Davidson County, Tennessee.

4. Easements and restrictions as shown on the Plat of Oakcrest Condominium of record in the Register's Office for Davidson County, Tennessee.

5. Such liens and other matters, if any, against which Grantee's title insurer commits to insure Grantee from loss as provided in the title insurance policy provided Grantee by Grantor.

6. The Deed of Trust described above assumed by Grantee.

7. Terms and conditions of unrecorded lease to existing tenant, if any.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, Grantee's successors and assigns, against the lawful claims of all persons.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the above described Master Deed, By-Laws, Plat, and Charter creating Oakcrest Condominium and Oakcrest Condominium Association, Inc. Grantee further agrees hereby to pay all assessments whether special or general which are levied by Oakcrest Condominium Association, Inc. in connection with Oakcrest Condominium. Grantee specifically consents to the terms and conditions of Paragraph 7 of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and a power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the parties have executed this instrument on this 29 day of April, 1988, as of April 30, 1988, 1988.

BCB JOINT VENTURE, a partnership

BY: Mark Thomas
Mark Thomas, Partner

BY: Dennis W Thompson
Dennis W. Thompson, Partner

BY: Sue T Carroll
Sue T. Carroll

BY: Karen Thompson
Karen Thompson, Partner

"GRANTOR"

FEE $ 1.00 TAX $ 0.50 IDENTIFICATION REFERENCE
RECEIVED FOR RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TN
JUN 2 52 PM '88
36150

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mark Thomas, Dennis W. Thompson, Karen Thompson, and Sue T. Carroll, with whom I am personally acquainted, and who upon oath acknowledged themselves to be partners of BCB Joint Venture, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, in Nashville, Tennessee, this the 29 day of April, 1988.

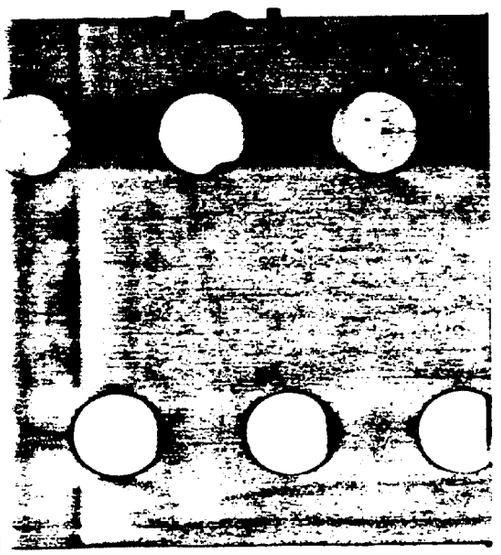
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

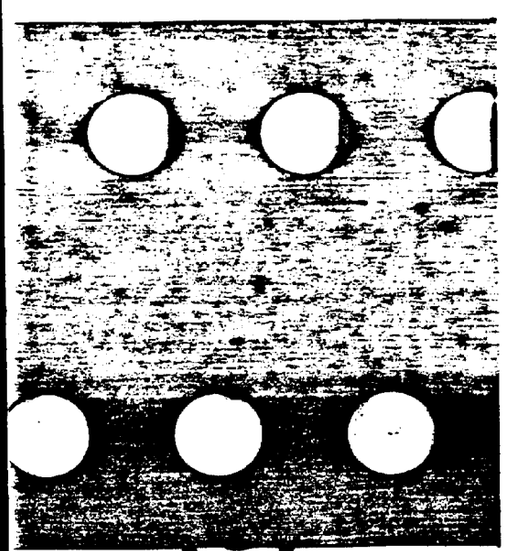
Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 3-8-89

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

CASH	22130.34
CO TX	41.88
PRFEE	0.50
WDEED	6.00
TOTAL	68.38
PAYOV	68.38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 6001 9820

36150

IDENTIFICATION REFERENCE

JUN 2 3 52 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 97820