FILE Box 3-44 BOOK 7589 PAGE 977

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 245,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-8-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON —25 CENTURY BOULEVARD, SUITE 405—NASHVILLE, TN 37214

NAME		ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:		MAP-PARCEL NUMBERS
Gilbert Stroud Merritt (NAME)	SAME (NAME)		MAP 92-16-B
900 Nineteeth Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)		PARCEL 109.00
Nashville, TN 37212 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)		10W-07961

FOR AND 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, University Square Joint Venture, consisting of William Leighton Reed, William King Self, Jr., and Randall C. Ferguson, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gilbert Stroud Merritt, unmarried

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:

BEING Unit No. 1202, Level 14, of University Square Condominium Apartments, as shown on the Plan of record in Book 6900, Page 124, Register's Office for said County, and as established by Master Deed of record in Book 7051, page 529, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in "Exhibit A" of said Master Deed.

Being a part of the property conveyed to University Square Joint Venture, consisting of *Charles C. Brown, Jr., William King Self, Jr., William Leighton Reed and Randall C. Ferguson by deed from Aberdeen Properties, Inc. of record in Book 6620, page 224, Book 7051, page 527, and in Book 7086, page 124, said Register's Office.

*The said Charles C. Brown, Jr. interest has since been purchased by the remaining venturers.

This conveyance is subject to Restrictive Covenants of record in Book 7051, Page 529 and Book 7119, Page 884, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

3219 07/01 0101 03CHECK 815.00

This is unimproved ( ) improved (XX) property, known as 900 Nineteeth Avenue South, Nashville, TN 37212
(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 July, 19 88

University Square Joint Venture
By:

William Leighton Reed by Shirley Zeitlin, Attorney in Fact

William King Self, Jr. by Shirely Zeitlin, Attorney in Fact

Randall C. Ferguson, Trustee by Shirely Zeitlin, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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On this the 1st day of June, 1988, before me 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 on behalf of University Square Joint Venture, a Tennessee jointventure composed of William Leighton Reed, William King Self, Jr., and Randall C. Ferguson, Trustee, and who acknowledged that they executed the same as the free act and deed of the said University Square Joint Venture, a Tennessee Joint Venture by virtue of that Power of Attorney, duly executed by the said University Square Joint Venture, a Tennessee Joint Venture composed of William Leighton Reed, William King Self, Jr. and Randall C. Ferguson, Trustee appearing of record in Book 7583, Page 678, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 1st day of June, 1988.

My Commission Expires: 5/13/89

Deborah Watts
Notary Public

WARRANTY DEED

FROM
University Square Joint Venture

TO
Gilbert Stroud Merritt

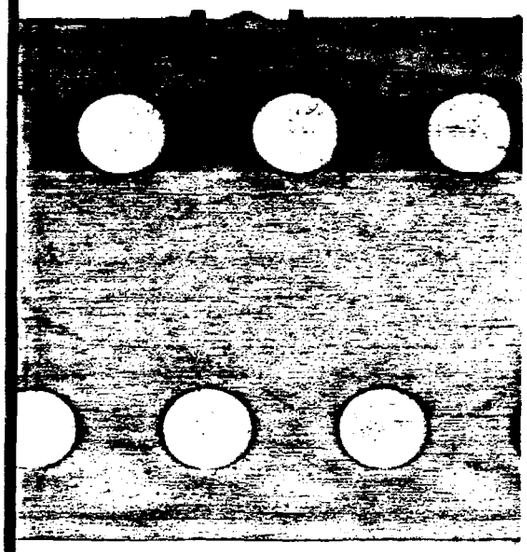
RETURN TO:
CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

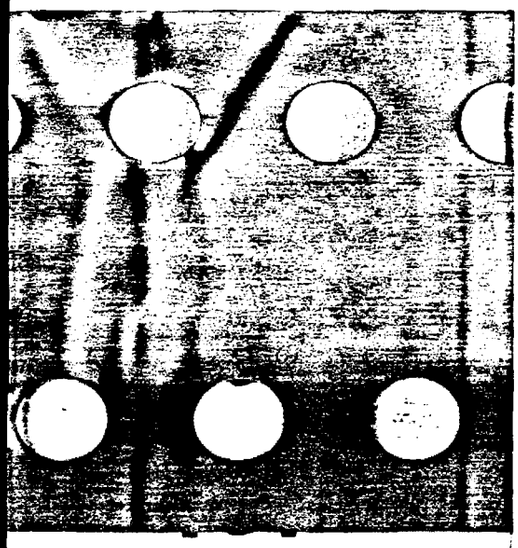
EDWARD SEDDON
ATTORNEY-AT-LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214

45957

IDENTIFICATION REFERENCE

JUL 1 4 18 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





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
				CAMT 245000.00
				CON TX 808.50
				PRFEE 0.50
				WDEED 6.00
				TOTAL 815.00
				CHECK 815.00
07/01/88		01		16:18 0001 3219

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45957

IDENTIFICATION REFERENCE

JUL 1 4 18 PM '88

FELIX Z. WILSON TR. REGISTER
DAVIDSON COUNTY, TN

No. 109095