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MDSWP1038 09/06/88 dsw

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

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 Lot 32, on the Plan of Harborview, Phase 1-A, Section 3, of record in Plan Book 6200 , Page 783, 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. Storm Water Detention Agreement of record in Book 7390, page 270, said Register's Office.

3. The Plan of record in Book 6900, page 583, said Register's Office, shows an Owners Certificate, a 30 foot minimum building set back line from Harborwood Drive and 15 foot easement for public utility and drainage purposes along the rear line of said lot(s), and a 5 foot pedestrian access easement along the easterly side line, and a 15 foot Landscape easement located along Harborwood Drive.

4. Declaration of covenants, conditions and restrictions and the By-Laws of the Homeowner's Association appended thereto, including liens for annual and special assessments, all as set forth and contained in an instrument of record in Book ____, pages ___, ___ and ___, said Register's Office.

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 12 th day of September 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, William T. Luckett, 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 12 th day of September, 1988.

William T. Luckett
Notary Public

My Commission Expires:

11/12/90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $ 25,775.00

David D. Parker
Affiant

Sworn to and subscribed before me this 13th day of September, 1988.

Lori Stephens
Notary Public

My Commission Expires:

10-9-91

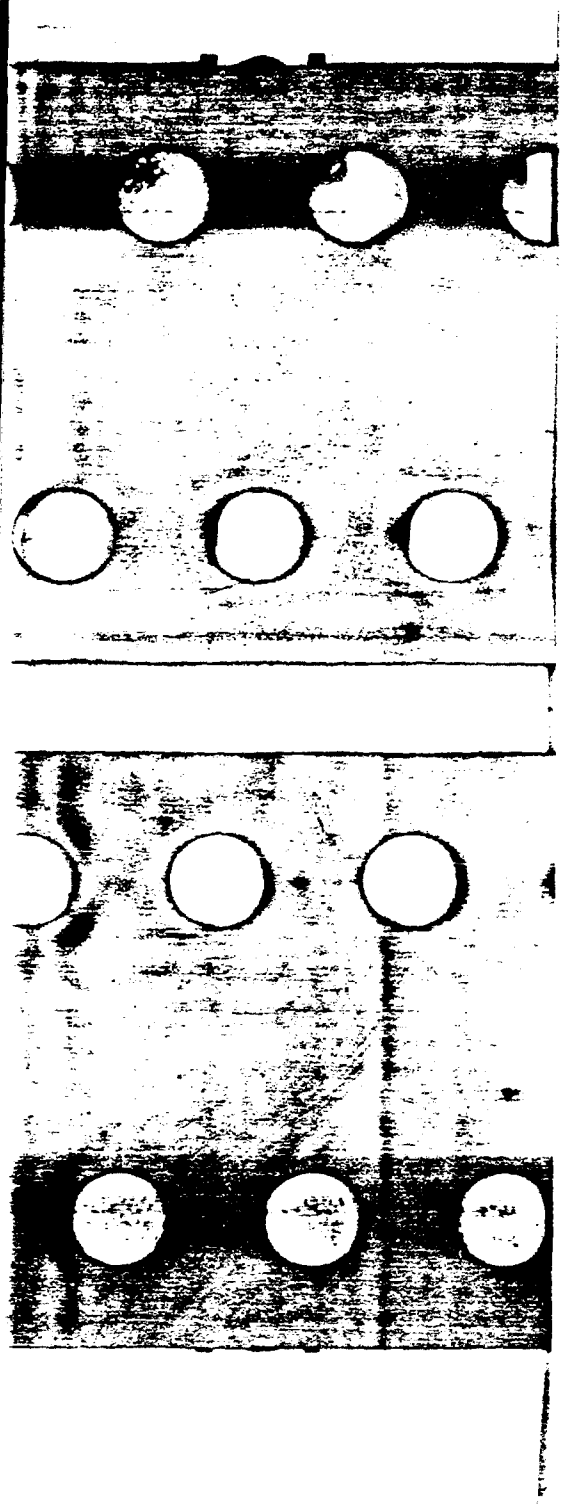
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IDENTIFICATION

SEP 15 10 56 AM '88

PAUL 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	25775.00
CON TX	85.14
PRFEE	0.50
WDEED	9.00
TOTAL	94.64
CHECK	94.64

09/15/88 01 10:58 0001 7360

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

SEP 15 10 56 AM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 134376