Box 57
JNP

BOOK 7665 PAGE 520

Address New Owner as follows:

Seventh Avenue Properties, Ltd.
309-7th Avenue South
Nashville, Tennessee 37203

Send tax bills to: Same

Map-Parcel 168-7-2

2319 09/29 0101 03CHECK 375.80

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM E. CROOK, d/b/a REGENCY PROPERTIES**, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **SEVENTH AVENUE PROPERTIES, LTD., a Tennessee limited partnership**, hereinafter called Grantee, Grantee's successors, representatives and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being Lot 13 as shown on the Plan of Old Harpeth Estates, Section 1, of record in Book 6900, page 119, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to William E. Crook, d/b/a Regency Properties, by Warranty Deed from R.C. White Construction Co., Inc. of record in Book 6741, page 252, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's successors, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said property, that he has a good right to convey it, and that the same is unencumbered except for those matters set forth on Exhibit "A" attached hereto and incorporated herein by reference, to all of which this conveyance is made subject.

AND GRANTOR further covenants and binds himself, his heirs, assigns and representatives to warrant and forever defend the title to said property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

MARY JEAN CROOK, being the spouse of WILLIAM E. CROOK, joins in this conveyance for the purpose of conveying and quitclaiming any right, title and interest she may have in the property conveyed herein as a result her his marital status.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28th day of September, 1988.

WILLIAM E. CROOK, d/b/a
REGENCY PROPERTIES

William E. Crook
BY: WILLIAM E. CROOK

Mary Jean Crook
MARY JEAN CROOK

7.2164

IDENTIFICATION REFERENCE

SEP 29 3 52 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM E. CROOK, d/b/a Regency Properties and wife, MARY JEAN CROOK, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this the 28th day of September, 1988.

Marsha A. Anderson
NOTARY PUBLIC

My commission expires: 11-3-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $111,000.00.

Howard R. Peterson
AFFIANT

Sworn to and subscribed before me this the 29th day of September, 1988.

Marsha A. Anderson
NOTARY PUBLIC

My Commission expires: 11-3-88

This instrument was prepared by:

John N. Popham
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238

EXHIBIT "A"

1. Taxes for the year 1988 are a lien, but not yet due and payable.

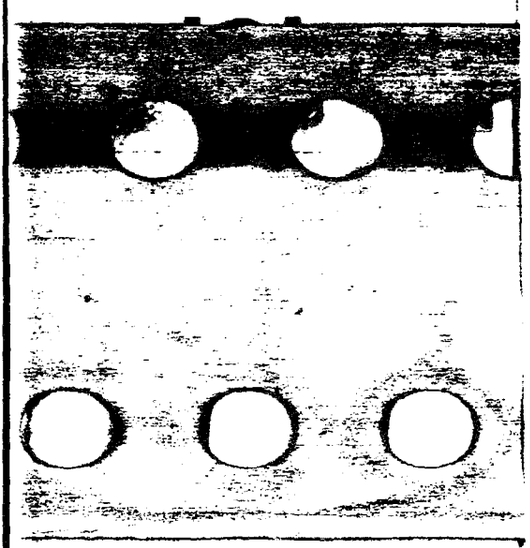
2. Restrictive covenants of record in Book 6927, page 68, Register's Office for Davidson County, Tennessee.

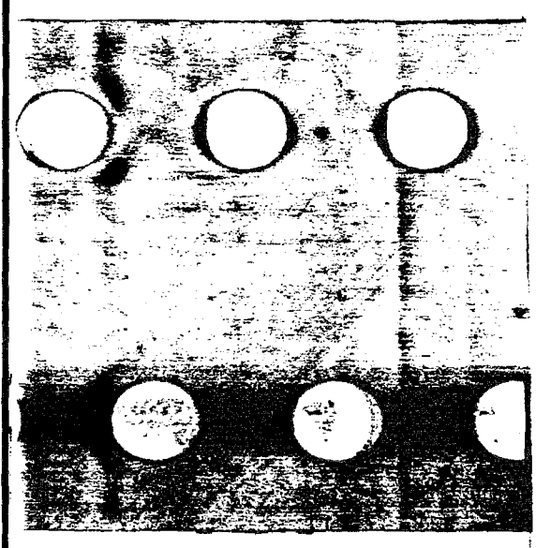
3. A family graveyard of about 1/4 of an acre, with right of ingress and egress reserved in deed from Margaret P. Allison, to L.F. Joslin, of record in Book 388, page 733, Register's Office for Davidson County, Tennessee, and shown on survey of premises made August 12, 1957, by L.B. Petty, Surveyor.

4. Easements for electric power lines granted The Tennessee Electric Power Company, of record in Book 787, pages 69 and 70, Register's Office for Davidson County, Tennessee.

5. Setback lines, easements, conditions, restrictions, notes and other matters shown on the Plan of Old Harpeth Estates, Section 1, of record in Book 6900, page 119, Register's Office for Davidson County, Tennessee.

6. Amendments to restrictive covenants of record in Book 7112, page 130, Book 7247, page 145, Book 7520, page 675, and Book 7662, page 533, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7665 PAGE 523

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 111000.00
CON TX 366.30
PRFEE 0.50
MDEED 9.00
TOTAL ~~375.80~~
CHECK ~~375.80~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/29/88 01 15:54 0001 2319

7.2164

IDENTIFICATION REFERENCE

SEP 29 3 52 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 139264