WARRANTY DEED

FROM: SEC REALTY CORP.

TO: SAMUEL JOSEPH MOORE, TRUSTEE

Address New Owner as follows:	Send Tax Bills To:	Map-Parcel
Samuel Joseph Moore, Trustee Thomas Nelson, Inc. Nelson Place at Elm Hill Pike P.O. Box 141000 Nashville, TN 37214-1000	SAME	43-13-B Parcels 1-100 All Inclusive

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 $1,075,000.00.

Samuel Ford Moore
Affiant

Subscribed and sworn to before me, this 14th day November, 1988.

Carol C. Wilson
Notary Public

NOTARY PUBLIC AT LARGE TENN.

My Commission Expires: 3-8-89

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, SEC Realty Corp., a Tennessee corporation, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto Samuel Joseph Moore, Trustee, hereinafter called "Grantee", his heirs, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Units 1 through 100 (all inclusive), of Lexington Garden Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6136, page 778, as amended in Book 7519, page 991, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed, as amended. Reference is hereby made to the Plat of Lexington Garden Condominium set forth in Exhibit A-2 of said Master Deed, as amended, for a more complete identification and description of such Units.

Being the same property conveyed to Grantor by deeds of record in Book 7703, page 416; Book 7703, page 419; Book 7637, page 764; Book 7637, page 767; Book 7523, page 329; and Book 7683, page 742; Register's Office for Davidson County, Tennessee.

This is improved property known as Lexington Garden Condominium Units 1 through 100 (all inclusive), 335 Forrest Park Road, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs, 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 free and clear of all encumbrances except as set forth in Exhibit A attached hereto and incorporated herein by reference.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs, successors and assigns, against the lawful claims of all persons, subject only to those matters set forth in Exhibit A attached hereto.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 14th day of November, 1988.

SEC REALTY CORP.,
a Tennessee Corporation

BY: W. Criswell Freeman Pres.
W. Criswell Freeman
President

"GRANTOR"

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 W. Criswell Freeman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of SEC Realty Corp., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, in Nashville, Tennessee, this 14th day of November, 1988.

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 3-8-89

CAROL A. WILSON NOTARY PUBLIC AT LARGE

EXHIBIT "A"

1. 1988 real property taxes.

2. Easement for ingress and egress retained in the deed from T. H. King and wife, Daisy Bell King, to H. W. Lawrence and wife, Lula Lawrence, dated December 1, 1938, of record in Book 1101, page 84, said Register's Office.

3. Sanitary sewers and/or storm drainage easement conveyed by deed from Kim F. Jew and wife, Alice W. Jew, to Metropolitan Government of Nashville and Davidson County, Tennessee, dated September 4, 1962, of record in Book 3436, page 478, said Register's Office.

4. Terms, conditions, easements, rights and liens as set forth in the Master Deed of Lexington Garden Condominium, and the By-Laws appended thereto, of record in Book 6136, page 778, as amended in Book 7519, page 991, said Register's Office.

5. All matters as shown on the Plat of Lexington Garden Condominium as set forth in Exhibit A-2 of the Master Deed of Lexington Garden Condominium of record in Book 6136, page 778, as amended to Book 7519, page 991, said Register's Office.

6. Subject to the lien for any unpaid assessments and/or special assessments.

7. Rights of tenants in possession under unrecorded leases as tenants only.

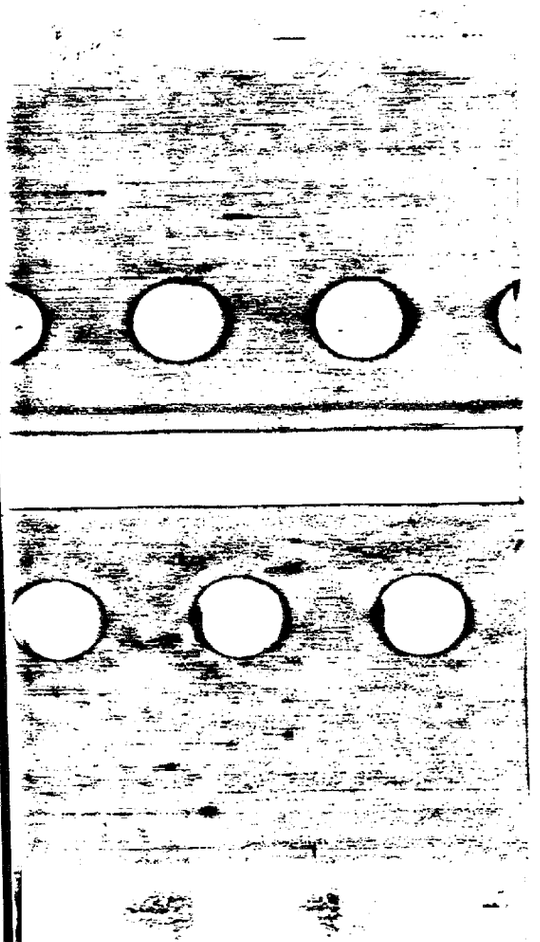
7670 11/15 0101 03CHECK 3557.00

8.5452

IDENTIFICATION

Nov 15 11 26 AM '88

FILED & RECORDED REGISTER DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7703 PAGE 426

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 1075000.00
CON TX 3547.50
PRFEE 0.50
WDEED 9.00
TOTAL 3557.00
CHECK 3557.00

11/15/88 01 11:27 0001 7670

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.5 4 5 2

IDENTIFICATION REFERENCE

NOV 15 11 26 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 154228