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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $846,500.00.

Affiant

Subscribed and sworn to before me, this 3rd day of November, 1988.

Notary Public

My Commission Expires: May 29 1992

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
SHN Partnership c/o Nick Spiva 2817 West End Avenue Nashville, Tennessee 37203	Same	Map 116-03 Parcel 020

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION**, successor by merger to First Federal Savings and Loan Association of Nashville, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **SHN PARTNERSHIP**, a Tennessee general partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as more particularly described in the attached Exhibit A, which is incorporated herein by reference.

This conveyance is made subject to:

1. 1988 taxes, which have been prorated and assumed by Grantee.

2. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Book 3676, page 266, Register's Office for said County.

3. Underground easement granted to Southern Bell Telephone and Telegraph Company of record in Book 3765, page 266, Register's Office for said County.

This is improved property, known as 4503 Harding Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the undersigned does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand this 3rd day of November, 1988.

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, successor by merger to First Federal Savings and Loan Association of Nashville

By: James C. Armistead, Jr.

Name: James C. Armistead Jr.

Title: Sr. Ex. V.P.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James C. Armistead, Jr. 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 Sr. Ex. Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of November, 1988.

Mary W. Parker
Notary Public

My Commission Expires: 1/10/89

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EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the John H. Williams Land, as of record in Book 161, page 50, Register's Office for said County, parts of Lots Nos. 130 and 131 and part of the 10 foot reserved strip adjacent to and west of said Lot No. 131 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, said Register's Office, described together as follows:

Beginning on the southeasterly margin of the Harding Road, formerly Richland Turnpike or West End Avenue; at a point south 45 1/2 deg. west 100 feet from the southwesterly margin of Woodmont Avenue or Boulevard, the most westerly corner of the property conveyed to Shell Oil Company, Inc., by deed from the Percy Warner Corporation, of record in Book 1133, page 80, said Register's Office; thence with the southeasterly margin of said Harding Road, south 45 1/2 deg. west 100 feet to a corner of the property conveyed to Royal Oaks Apartment Company by deed from The Percy Warner Corporation, of record in Book 1217, page 27, said Register's Office; thence with the line of said Apartment Company Property, southeast-wardly 200 feet; thence northeastwardly 42 1/2 feet to the corner of Lots Nos. 131 and 132 on said Kenner-Manor Land Company's Plan, continuing in the same direction and with the line between Lots Nos. 131 and 132 and with the line between Lots Nos. 130, and 132, 157.5 feet, in all 200 feet to the southwesterly margin of Woodmont Avenue or Boulevard; thence with said Boulevard, northwestwardly 100 feet to the most easterly corner of said Oil Company's property; thence with the line of said Oil Company's property, southwestwardly 100 feet and northwest- wardly 100 feet to the beginning.

Being the same property conveyed to First Federal Savings and Loan Association of Nashville, now Metropolitan Federal Savings and Loan Association, successor by merger, by deed from James O. Bass and wife, Susanne W. Bass, of record in Book 3436, page 229, Register's Office for Davidson County, Tennessee.

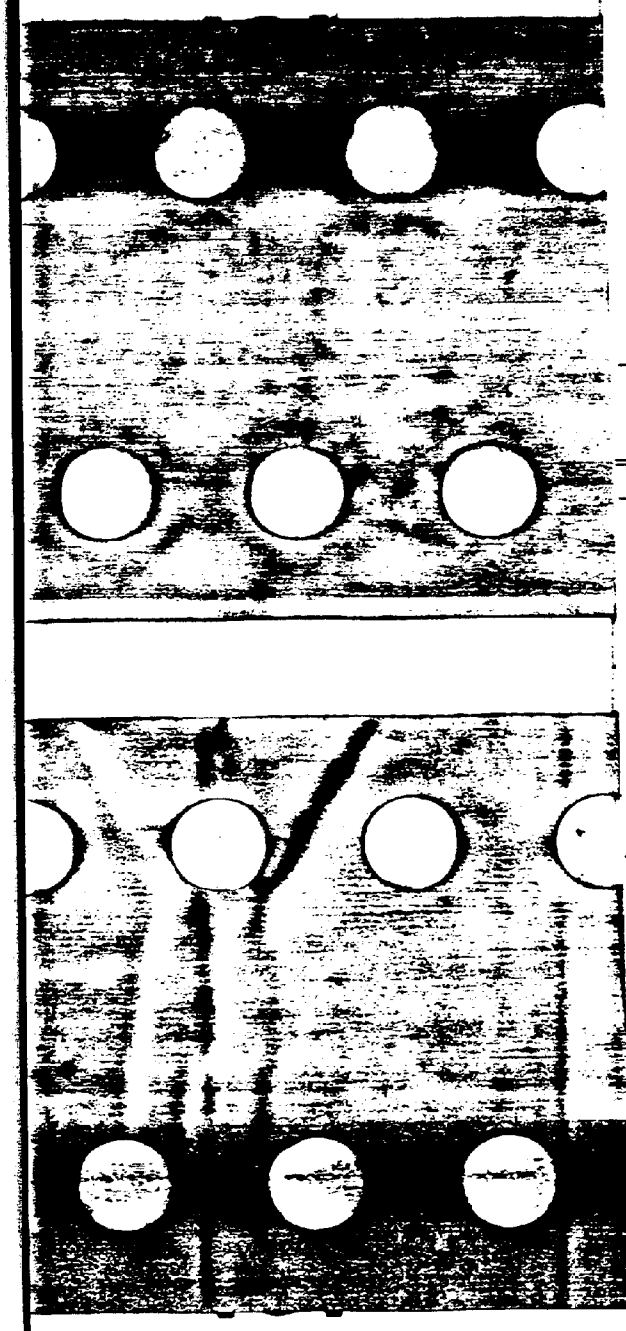
8 9 1 2 8

IDENTIFICATION REFERENCE

Nov 29 2 58 PM '88

WILLIAM TARPLEY
DAVIDSON COUNTY, TN

1932 11/29 0101 03CHECK 2802.95



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 846500.00
CON TX 2793.45
PRFEE 0.50
MDEED 9.00
TOTAL 2802.95
CHECK 2802.95

11/29/88 01 14:58 0001 1932

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.9.1.2.8

IDENTIFICATION REFERENCE

Nov 29 2 58 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 158444