BOOK 7736 PAGE 120

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fill Box 6 cm

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Presidential Suites, L.P.	SAME	93-13-A;103 as to
(NAME) 2205 State Street	(NAME)	TRACT NO. I;
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37203	(STREET ADDRESS)	93-13-A;104 as to TRACT NO. II
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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~~ I, Diane L. King, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Presidential Suites, L.P., a Tennessee limited partnership

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, Davidson STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

96592

IDENTIFICATION

Dec 27 11 36 AM '88

HILDA J. WILSON REGISTER DAVIDSON COUNTY, TENNESSEE

1020 12/27 0101 03CHECK 606.50

unimproved ( )
This is improved (XX) property, known as Units 103 and 104, Spence Manor Condominium, 11 Music Square East, Nashville, Tennessee 37203
(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, 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 successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 23rd day of December, 19 88

Diane L. King AKA Diana L. King

Diane L. King

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) BOOK 7736 PAGE 131

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Diane L. King a/k/a Deana L. King, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of December, 19 88.

Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

STATE OF _____)
COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this _____ day of _____, 19____.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM

Diane L. King, an unmarried person

TO

Presidential Suites, L.P., a Tennessee limited partnership

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 180,000.00
W.H. Ewing

Subscribed and sworn to before me this 23rd day of Dec., 1988

My Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

carl352:12/21/88
SVN314-419

EXHIBIT A

TRACT NO. I:

Land in Davidson County, Tennessee, being Unit 103, of Spence Manor 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 6794, page 219, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Spence Manor Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

TRACT NO. I being the same property conveyed to James M. King and wife, Diane L. King by Warranty Deed from Spence Manor Joint Venture, a Tennessee partnership, of record in Book 6794, page 299, Register's Office for Davidson County, Tennessee, the said James M. King having since died.

TRACT NO. II:

Land in Davidson County, Tennessee, being Unit 104, of Spence Manor 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 6794, page 219, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Spence Manor Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

TRACT NO. II being the same property conveyed to James M. King and wife, Diane L. King by Warranty Deed from Spence Manor Joint Venture, a Tennessee partnership, of record in Book 6794, page 308, Register's Office for Davidson County, Tennessee, the said James M. King having since died.

The above property is conveyed subject to the following:

1. Notice of Lien in favor of Spence Manor Condominium Association, Inc. in the amount of $3,892.00 for each unit for delinquent and unpaid Association assessments, of record in Book 7219, page 161, said Register's Office. (APPLIES TO TRACTS I AND II)

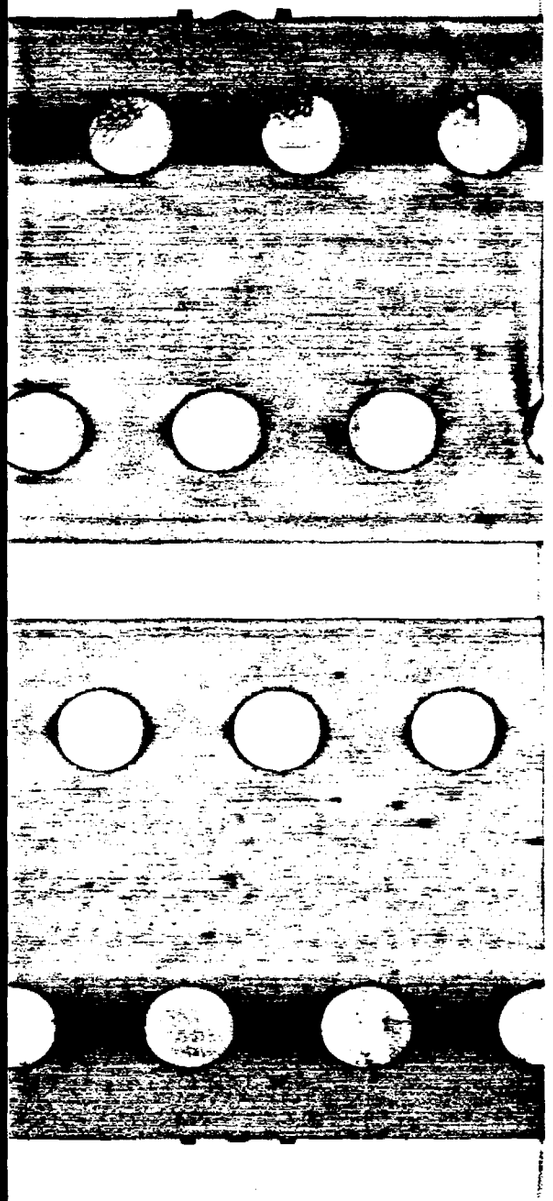
2. Terms, conditions, easements, rights and liens as set forth in the Master Deed of Spence Manor Condominium, and the By-Laws and Charter of Spence Manor Condominium Association, Inc., appended thereto, of record in Book 6794, page 219, said Register's Office. (APPLIES TO TRACT I AND II)

3. All matters as shown on the Plan which is shown as Exhibit A-2 of the Master Deed of record in Book 6794, page 219, said Register's Office. (APPLIES TO TRACTS I AND II)

4. The survey dated 9/24/82, by Turner Engineering Co., Inc., shows an encroachment of the back sidewalk on the northeast corner of the property and four water meters and water valves along the eastern property line (Music Square East), together with an encroachment of the block and concrete wall located on the subject property for a distance of 120' upon the Zambon property adjoining subject property on the south side. (APPLIES TO TRACTS I AND II)

5. Rights of others in and to the common elements. (APPLIES TO TRACTS I AND II)

6. The lien for any unpaid and/or special assessments levied pursuant to the terms of the Master Deed of Spence Manor Condominium, and the By-Laws and Charter of Spence Manor Condominium Association, Inc., appended thereto, of record in Book 6794, page 219, said Register's Office. (APPLIES TO TRACT I AND II)



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
180000.00
CON TX 594.00
PRFEE 0.50
PRFEE 0.50
TDEED 12.00
ERR CO
TDEED 12.00
WDEED 12.00
TOTAL 607.00
CHECK 607.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96592

IDENTIFICATION

DEC 27 11 36 AM '88

12/27/88 01 11:37 0001 1020

VOID
PRFEE 0.50
~~TOTAL 0.50~~
~~CHECK 0.50~~

12/27/88 01 11:38 0001 1021

TOTAL 606.50

No. 167154