Bot 37

BOOK 7760 PAGE 267

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Woodmont Centre Phase II, a Tennessee joint venture C/O Miller and Assoc., Inc. 3100 West End Avenue, Suite 800 Nashville, TN 37219	Woodmont Centre Phase II C/O Woodmont Centre, Inc 424 Church Street Suite 2000 Nashville, TN 37219	Map 116 Group 03 Parcel 094

This instrument prepared by: Boult, Cummings, Conners & Berry (SLW)
P.O. Box 198062, Nashville, Tennessee 37219

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Marianne Dale Zabaski d/b/a Marianne Dale Interiors ("Grantor") has bargained and sold, and hereby transfers and conveys to Woodmont Centre Phase II, a Tennessee joint venture between Woodmont Centre, Inc., a Delaware corporation and Miller and Associates, Inc., a Tennessee corporation ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 165,000.00

Affiant

Subscribed and sworn to before me this 27th day of January, 1989.

Notary Public
My Commission Expires: 11/12/90

1. Real estate taxes for the current year, which have been assumed by Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons.

Executed this 27th day of January, 1989.

Marianne Dale Zabaski d/b/a
Marianne Dale Interiors

This is improved property, known as 105-B Kenner Avenue, Nashville, Tennessee.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, STEVEN L. WEST, Notary Public, Marianne Dale Zabaski d/b/a Marianne Dale Interiors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of January, 1989.

Notary Public

My Commission Expires: 4/22/90

EXHIBIT "A"

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being the Northwesterly 5 feet of Lot No. 79, and the southeasterly 45 feet of Lot No. 80, on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as shown on the plat of record in Plat Book 421, Page 100 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said parts of Lots Nos. 79 and 80, front together 50 feet on the southwesterly side of Kenner Avenue and extend back between parallel lines 200 feet to a dead line.

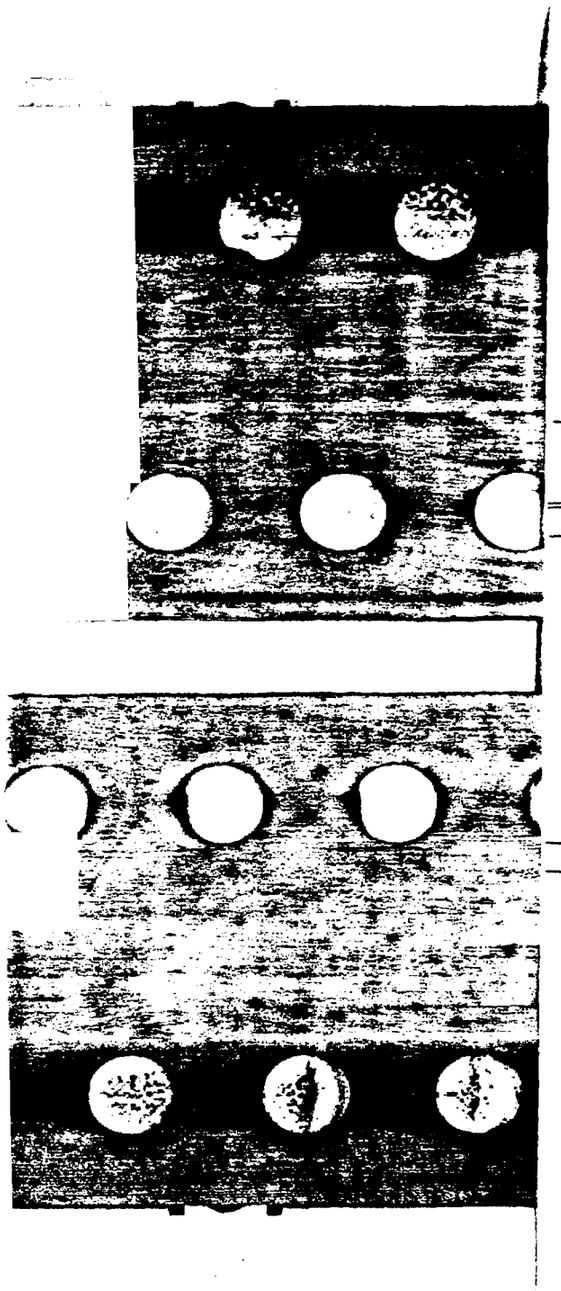
BEING the property conveyed to Marianne Dale Zabaski d/b/a Marianne Dale Interiors by Deed of Record in Book 6177, page 537, Register's Office for Davidson County, Tennessee.

0 4 7 2 2

IDENTIFICATION REFERENCE

Jan 27 3 55 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN
0124 01/27 0101 03CHECK 554.00



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	
				165000.00
			CON TX	544.50
			PRFEE	0.50
			WDEED	9.00
			TOTAL	554.00
			CHECK	554.00
01/27/89	01		16:01 0001	0124

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 4 7 2 2

IDENTIFICATION REFERENCE

JAN 27 3 58 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 176725