STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 550,000.00 .

Affiant

Subscribed and sworn to before me, this 31st day of March, 1989.

Notary Public

My Commission Expires: 9-22-91

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757
Box 44

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Metropolitan Federal Savings and Loan Association 230 Fourth Avenue North Nashville, TN 37219	SAME	See attached Exhibit A

SPECIAL 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, **FREEMAN WEBB DEVELOPERS, INC.**, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION**, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit Nos. A-1, A-4, A-6, A-7, A-9, A-10, A-16, A-17, A-19, A-20,A-23, A-24, A-26, A-27, A-29, B-1, B-2, B-3, B-4, B-7, B-9, B-10, B-14, B-16, B-18, B-19, D-5, D-6, D-17, E-9 and G-6 of Southern Hills 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 6594, page 502, 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. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Units.

Being part of the same property conveyed to Freeman Webb Developers, Inc., a Tennessee corporation by quitclaim deed from United Benefit Life Insurance Company, now known as United of Omaha Life Insurance Company of record in Book 6572, page 959, Register's Office for Davidson County, Tennessee, and of record in Book 6752, page 963, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Lien for 1989 taxes, a lien not yet due and payable, which have prorated and assumed by Grantee.

2. Deed of Trust Assignment of Rents and Security Agreement from Freeman Webb Developers, Inc., to Glenn L. Lawrence, Trustee, of record in Book 6468, page 613, Register's Office for said County, dated January 4, 1985, to secure an indebtedness evidenced by a promissory note of even date in the original principal amount of $4,250,000.00, payable to Metropolitan Federal Savings and Loan Association.

3. Financing Statement filed June 4, 1985, showing Freeman Webb Developers, Inc., as Debtor, and Metropolitan Federal Savings and Loan Association as Secured Party, of record in Book 6468, page 625, said Register's Office, to secure an indebtedness in the amount of $4,250,000.00.

4. Deed of trust executed by Freeman Webb Developers, Inc., a Tennessee corporation, to Glenn L. Lawrence, Trustee, of record in Book 6572, page 965, Register's Office for said County, dated May 28, 1985, to secure to Metropolitan Federal Savings and Loan Association, an indebtedness in the amount of $4,250,000.00, and any other sums which may be and become payable under the terms thereof.

5. Conditions, covenants, restrictions, options, burdens, liens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Southern Hills Condominium, of record in Book 6594, page 502, Register's Office for said County, and the By-Laws appended thereto, as amended in Book 7044, page 209, Register's Office for said County.

6. Sewer easement conveyed by deed from Alfred Shepard, Trustee, to the First Suburban Water Utility District of Davidson County, Tennessee (Radnor Water District), a municipal corporation, dated February 13, 1970, of record in Book 4435, page 29, said Register's Office.

7. Rights or claims of tenants in possession.

This is improved property located at 370 Wallace Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and it 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 further covenants and binds itself, its successors and representatives, 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 claiming by, through or under said Grantor, but not otherwise. 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 31st day of May, 1989.

FREEMAN WEBB DEVELOPERS, INC.
a Tennessee corporation

By: _____
William H. Freeman, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William H. Freeman**, 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 **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 31st day of May, 1989.

Notary Public

My Commission Expires: 4-28-91

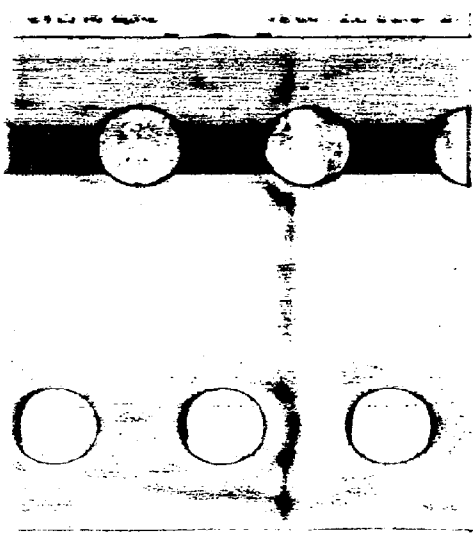
EXHIBIT A

Unit	Map/Parcel No.	Field Book No.
A-1	147-3-119-B	5DU 77189
A-4	147-3-121-B	5DU 77191
A-6	147-2-122-B	5DU 77192
A-7	147-3-125-B	5DU 77195
A-9	147-3-123-B	5DU 77193
A-10	147-3-126-B	5DU 77196
A-16	147-3-128-B	5DU 77198
A-17	147-3-131-B	5DU 77201
A-19	147-3-129-B	5DU 77199
A-20	147-3-132-B	5DU 77202
A-23	147-3-130-B	5DU 77200
A-24	147-3-133-B	5DU 77203
A-26	147-3-134-B	5DU 77204
A-27	147-3-135-B	5DU 77205
A-29	147-3-136-B	5DU 77206
B-1	147-3-137-B	5DU 77207
B-2	147-3-138-B	5DU 77208
B-3	147-3-105-B	5DU 77175
B-4	147-3-139-B	5DU 77209
B-7	147-3-143-B	5DU 77213
B-9	147-3-141-B	5DU 77211
B-10	147-3-144-B	5DU 77214
B-14	147-3-145-B	5DU 77215
B-16	147-3-146-B	5DU 77216
B-18	147-3-147-B	5DU 77217
B-19	147-3-100-B	5DU 77170
D-5	147-3-082-B	5DU 77152
D-6	147-3-077-B	5DU 77147
D-17	147-3-068-B	5DU 77138
E-9	147-3-047-B	5DU 77117
G-6	147-3-015-B	5DU 77095

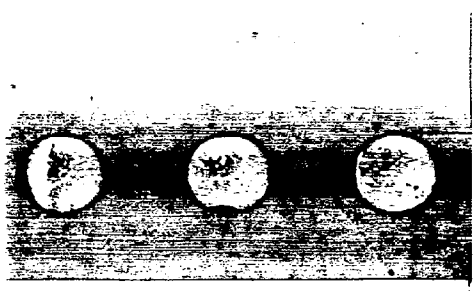
RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

3897.8
IDENTIFICATION REFERENCE
JUN 6 1 50 PM '89
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2380 06/06 0101 DOCMENT 18274







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7858 PAGE 411

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	
	550000.00
CON TX	1815.00
PRFEE	0.50
MISC	12.00
TOTAL	1827.50
CHECK	1827.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/06/89 01 13:51 0001 2380

3897.8

IDENTIFICATION REFERENCE

JUN 6 1 50 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 216739