MDSCW678 07/21/89 cw

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 7897 PAGE 590

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Sceptre Properties, Inc. 3110 HARBORWOOD DR. Nashville, TN 37214	Same	Part of Map 108, Parcel 142

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, TennSouth-Davis Properties, Ltd., a Tennessee limited partnership, ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Sceptre Properties, Inc., ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 116, on the Plan of Harborview, Phase 1-A, Section 1, of record in Plan Book 6900, Page 583, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Grantor by deeds dated May 27, 1987 from Boyd Coffee and wife, Helen Coffee, from George E. Welch and wife, Frances J. Welch, and from Elm Hill Builders, Inc. and Lakeview Hills Company, of record Book 7252, page 116, and Book 7252, page 120, and Book 7252, page 124, respectively, said Register's Office.

These are unimproved lots located on Harborwood Drive, Nashville, Tennessee.

Said property is conveyed subject to the matters reflected on Exhibit A.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 24th day of July, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

TENNSOUTH-DAVIS PROPERTIES, LTD.

By: TennSouth Properties, Ltd.

By: TennSouth Corp.

By: James W. Hardwick
James W. Hardwick,
President

5.2244

IDENTIFICATION REFERENCE

Jul 26 11 11 AM '89

FELIX Z. WILSON TN REGISTER DAVIDSON COUNTY, TN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF Tennessee)
)
COUNTY OF Davidson)

BOOK 7897 PAGE 591

Personally appeared before me, William T. Luckett, a Notary Public, James W. Hardwick, 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 the President of TennSouth Corp., a corporation that is the Managing General Partner of TennSouth Properties, Ltd, a limited partnership that is the General Partner of TennSouth-Davis Properties, Ltd., and is authorized by the corporation, the corporation being authorized by TennSouth Properties, Ltd., TennSouth Properties, Ltd. being authorized by TennSouth-Davis Properties, Ltd., to execute this instrument on behalf of TennSouth-Davis Properties, Ltd.

WITNESS my hand, at office, this 24th day of July, 1989.

William T. Luckett
Notary Public

My Commission Expires:

11/12/90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $26,000.

James W. Hardwick
Affiant

Sworn to and subscribed before me this 24th day of July, 1989.

William T. Luckett
Notary Public

My Commission Expires:

11/12/90

1. Taxes for 1989, a lien not yet due and payable.

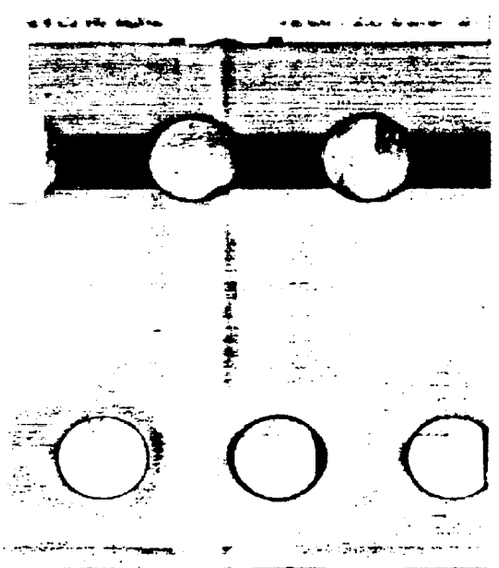
2. Storm Water Dentention Agreement of record in Book 7390, page 270 same Register's Office.

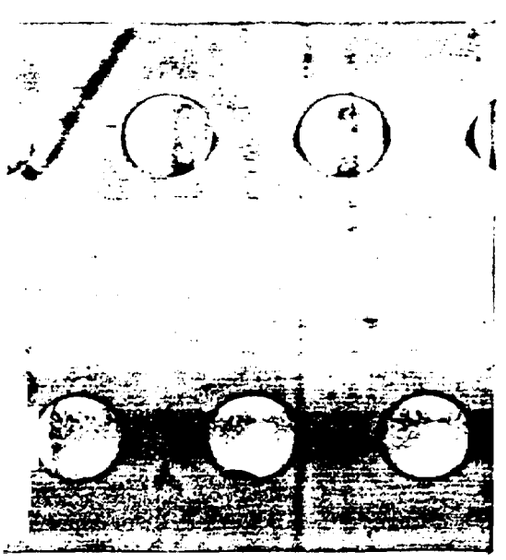
3. Declaration of covenants, conditions and restrictions and the By-Laws of the Homeowner's Association appended thereto, including liens for annual and special assessments, all as set forth and contained in an instrument of record in Book 7471, page 26, amended by First Amendment to Declaration of covenants, conditions and restrictions of record in Book 7646, page 142, and further amended by Second Amendment to Declaration of covenants, conditions and restrictions of record in Book 7646, page 147, and further by Third Amendment to Declaration of covenants, conditions and restrictions of record in Book 7646, page 149, corrected in Book 7647, page 648, and finally by Fourth Amendment of record in Book 7732, page 749, said Register's Office.

4. The Plan of record in Book 6900, page 583, said Register's Office, shows an Owners Certificate, certain easements & setback lines & notes which plan reference is made.

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

8920 07/26 0101 03CHECK 95.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7897 PAGE 593

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	26000.00
CON TX	85.80
PRFEE	1.00
WDEED	9.00
TOTAL	95.80
CHECK	95.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/26/89 01 11:13 0001 8920

5224.

IDENTIFICATION REFERENCE

Jul 26 11 11 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 232545