This Instrument Prepared by
J.C. Wadley, Jr.
[illegible]

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 462,500

J.C. Wadley, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October 1989.

Lenora Jane Bell
Notary Public

MY COMMISSION EXPIRES: 5-31-1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peabody Partners (NAME)	same (NAME)	Map 93-10
105 Sheffield Court (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	Parcels 432
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	same (CITY) (STATE) (ZIP)	and 433

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, Douglas M. McMillan as Trustee of Peabody Quarters Realty Trust, U/D/T dated January 31, 1986, and Richard D. Gass, the original Trustee, said Trustee being impowered to act without joinder of beneficiary HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peabody Partners

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

LAND in Davidson County, Tennessee, being Lots No. 43, 44, 45 and 46 and the southerly 5 feet of Lot No. 47, all on the "Plan of lots laid out by the University of Nashville, called 'Campus Lots' not of record."

SAID property fronts 111 feet on the easterly margin of 4th Avenue South and extends eastwardly between parallel lines along the northerly margin of Peabody Street (144 feet according to current Tax Map) to the westerly margin of Almond Street.

Excepting therefrom that portion thereof, if any, which lies within the boundaries of existing public rights of way.

Being the same property conveyed to Grantors by deed from Walter Reed Capps et al., recorded in Book 6826, page 453, in the Register's Office for said county.

This conveyance is made subject to property taxes for 1989 which have been prorated (Grantee to pay).

Richard D. Gass, joins in this conveyance to convey any interest he may have in the above property as Trustee or otherwise, Douglas M. McMillan having been substituted as Trustee for the said Richard D. Gass by document, copy of which is of record in Book 7324, page 872, RODC, TN.

This is unimproved ( ) improved (XX) property, known as 310 and 312 Peabody Street (House Number) (Street) Nashville, TN 37210 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand this 17th day of October, 1989

Richard D. Gass, Trustee

Douglas M. McMillan, Trustee

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Susan L. Stuckey, a Notary Public in and for said County and State, the within named Richard D. Bass and Douglas M. McMillin, Trustees

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17 day of October 1989

Commission expires November 12, 1990

Susan L. Stuckey
Notary Public

STATE OF TENNESSEE
Davidson County

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 purposes 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 the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

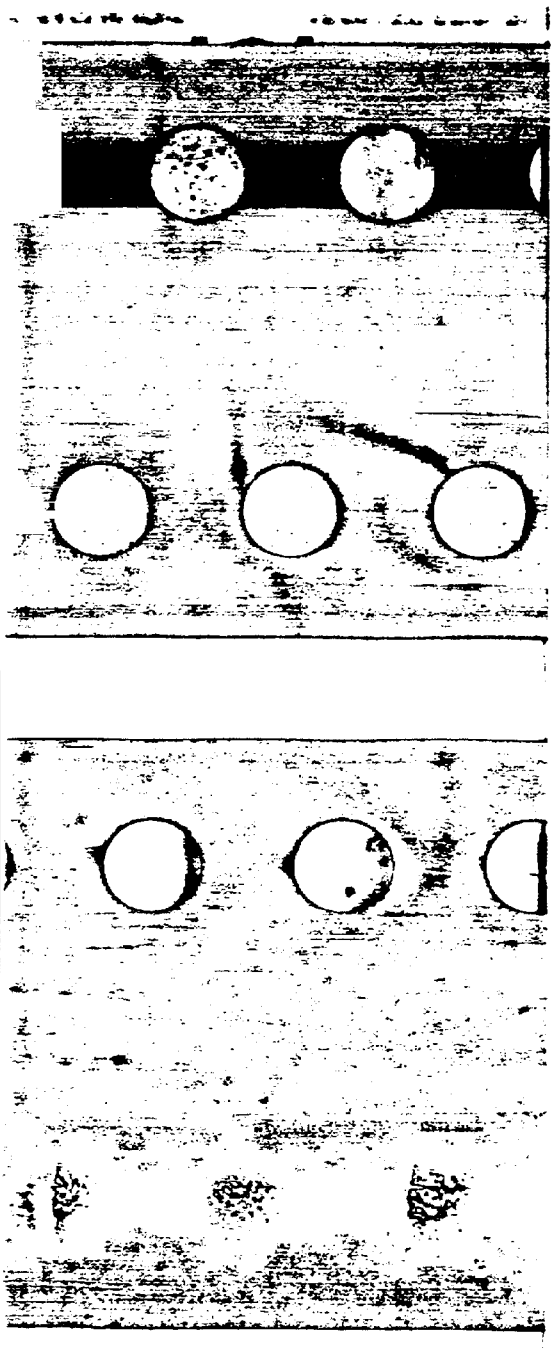
8557 10/25 0101 03CHECK 1535.25

IDENTIF. TREFERENCE

76396

Oct 25 9 18 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.



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 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 462500.00
CON TX 1526.25
PRFEE 1.00
AFEED 6.00
TOTAL 1533.25
CHECK 1533.25
10/25/89 01 09:20 0001 8557

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76396

IDENTIF. REFERENCE

Oct 25 9 18 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 260678