Register of Deeds
259-6061
Pd in Cash

This Instrument Prepared By:
Barry W. Bedford, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Address of New Owner(s):	Mortgagee:	Map-Parcel No.:
Sylvan Investments, Inc.	Same	90-11-A-83
95 White Bridge Rd Ste 402 37205		

Mail

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8878 10/26 0101 03CHECK 139.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, BONNIE S. HOPKINS DUKE, unmarried ("Grantor") has this day bargained and sold, and does hereby transfer and convey to SYLVAN INVESTMENTS, INC. ("Grantee"), its successors and assigns, land in Davidson County, Tennessee, fully described as follows:

BEING Unit No. 83 as shown on the Plat of Rock Harbor Condominium of record in Book 6153, pages 463-466, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Rock Harbor Condominium Association, all as described in Book 6153, page 421, et seq., as amended in Book 6162, pages 251-270, said Register's Office.

BEING the same property conveyed to Bonnie S. Hopkins Duke by deed from Rock Harbor Apartments, a Tennessee limited partnership, of record in Book 6417, page 261, said Register's Office.

THIS is improved property known as Unit No. 83, 515 Basswood Avenue, Nashville, Tennessee 37209.

AS part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in Master Deed for Rock Harbor Condominium Association, of record in Book 6153, page 421, and its attendant By-Laws, as amended, in said Register's Office.

GRANTOR does hereby transfer and sell unto Grantee all fixtures and appliances which might be owned by Grantor and located in the said Unit, including range and refrigerator.

Further, this conveyance is given subject to:

1. 1989 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat, any amendments thereto, and Restated Master Deed, Developer's Report and Engineer's Letter, of record in Book 6162, page 251, said Register's Office.

3. Flowage easement granted United States of America by James C. Cox in connection with operation of Cheatham Lock and Dam Project (Tract I-927-E) by deed of record in Book 2147, page 42, said Register's Office.

4. Easement reserved in the Deed of record in Book 4196, page 206, said Register's Office, for ingress and egress across the land in question.

5. The Plan of Rock Harbor Apartments has been recorded in Book 4460, page 71, and shows an Owner's Certificate, a 50-foot setback line from all boundaries and dedication on River Rouge Drive along the easterly part of the southerly boundary.

6. Lease Agreement by and between Rock Harbor Apartments and Home Coin Laundries, Nashville, Tennessee, dated August 9, 1972, filed July 10, 1973, in Book 4726, page 568, Register's Office for Davidson County, Tennessee.

7. Lease Agreement of record in Book 5114, page 37, said Register's Office.

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

AND Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds herself, her heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 20 day of Jan., 1989.

Bonnie S. Hopkins Duke
BONNIE S. HOPKINS DUKE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared BONNIE S. HOPKINS DUKE to me known or proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and and seal, this 20 day of January, 1989.

NOTARY PUBLIC

76635

IDENTIF. REFERENCE

Oct 26 9 05 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

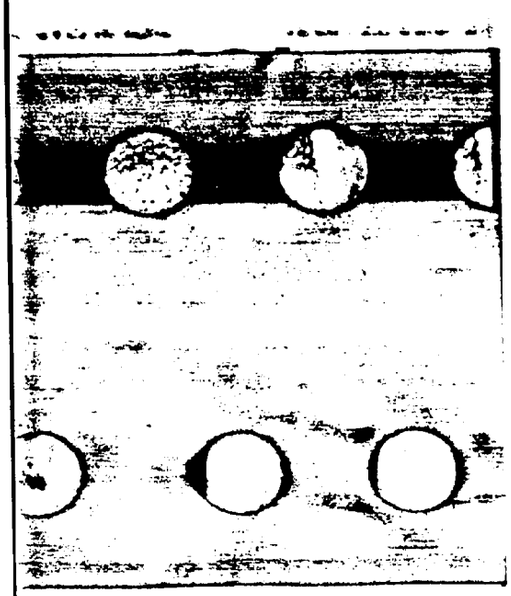
The actual consideration or value, whichever is greater, for this transfer is $ 40,000 00.

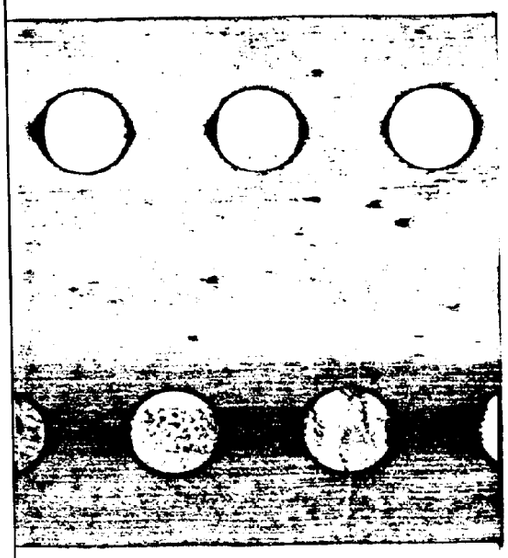
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS 20th DAY OF January, 1989.

NOTARY PUBLIC

My Commission Expires: Jan. 21, 1991





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	40000.00
CON TX	132.00
PRFEE	1.00
WDEED	6.00
TOTAL	139.00
CHECK	139.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/26/89 01 07 0001 8878

7663 5

IDENTIF. TREFERENCE

OCT 26 9 05 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 260995