File Box 6 (AGH)

This instrument prepared by:
O'HARE, SHERRARD & ROE
424 Church Street, Suite 2000
Nashville, Tennessee 37219

BOOK 8049 PAGE 269

4382 02/21 0101 03CHECK 148.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

John L. Carlton
Affiant

Subscribed and sworn to before me this 20 day of February, 1990.

Notary Public

My commission expires: 1/19/93

05168 IDENTIF. TREFERENCE FEB 21 9 43 AM '90 DAVIDSON COUNTY TN.

NOTARY PUBLIC AT LARGE STATE OF TENN.

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No:
Carlton Enterprises, Inc. 6044 Middlebrook pk. Knoxville, TN. 37923	Same	Map 91-9 Parcels 56, 104, 105 and 270

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PARKWOOD GLEN PARTNERSHIP,** a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Carlton Enterprises, Inc., a Tennessee corporation (the "Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, more fully described in Exhibit "A" attached hereto.

This conveyance is subject to the matters set forth in Exhibit "B" attached hereto.

This is unimproved property is located at 6206 Deal Avenue, Nashville, Davidson County, Tennessee and having been submitted to condominium ownership pursuant to the Master Deed identified as Item 10 on Exhibit "B" below, constitutes the development rights to the Units described therein.

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, except as hereinafter set forth, the Grantor 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, except as set forth in Exhibit "B".

And, except as hereinafter set forth, the Grantor does further covenant and bind itself, its successors and assigns, 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 the Grantor.

WITNESS our hands this the 20 day of February, 1990.

PARKWOOD GLEN PARTNERSHIP, a Tennessee General Partnership

C. LeRoy Norton, Jr.

Robert A. McDowell, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me P. H. Hamm, a notary public for the state and county aforesaid, C.LeRoy Norton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to a partner of Parkwood Glen Partnership, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the partnership by himself as partner.

WITNESS my hand and seal at office this 20 day of February, 1990.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:

1/11/92

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me _____, a notary public for the state and county aforesaid, C.LeRoy Norton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to a partner of Parkwood Glen Partnership, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the partnership by himself as partner.

WITNESS my hand and seal at Nashville, Tennessee this 20 day of February, 1990.

_____
Notary Public

My Commission Expires:

1/11/92

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared C. LeRoy Norton, Jr. and Robert A. McDowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they are general partners of Parkwood Glen Partnership, a Tennessee general partnership, the within named bargainor and whom executed the within instrument, being authorized so to do by the r, for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 20 day of February, 1990.

_____
Notary Public

My Commission Expires:

1/11/92

:CM:EXHIBITA
SVN501-2121

EXHIBIT A

TRACT I:

Land in Davidson County, Tennessee, being Unit Nos. 1 through 5, inclusive, of Parkwood Glen, Phase One, Section One, Condominiums created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 8049, page 247, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in said Master Deed. Reference is hereby made to the Final Condominium Plat of Parkwood Glen, Phase One, Section One, of record in Book 6200, page 929, said Register's Office, for a more complete identification and description of such Units.

TRACT II:

Land in Davidson County, Tennessee, being Unit Nos. 6 through 10, inclusive, of Parkwood Glen, Phase One, Section Two, Condominiums created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 8049, page 247, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in said Master Deed. Reference is hereby made to the Final Condominium Plat of Parkwood Glen, Phase One, Section Two, of record in Book 6200, page 930, said Register's Office, for a more complete identification and description of such Units.

Tracts I and II being part of the same property conveyed to Parkwood Glen Partnership, a Tennessee general partnership by deed from Eston F. Cross and wife, Jean J. Cross, of record in Book 7071, page 61, Register's Office for Davidson County, Tennessee, as corrected in Book 7308, page 897, said Register's Office.

EXHIBIT "B"
PERMITTED ENCUMBRANCES
PARKWOOD GLEN

1. Real Property taxes for the current year.

2. Storm Water Detention Agreement of record in Book 7295, page 394, Register's Office for Davidson County, Tennessee.

3. Final Plat of Parkwood Glen, Phase I, Units 1-10, prepared by Joseph E. Ahler and Associates, dated November 23, 1989.

4. Final Plat of Parkwood Glen, Phase II, Units 11-29, prepared by Joseph E. Ahler and Associates.

5. Deed of Trust from Parkwood Glen Partnership to D. Wiley Cook, Trustee for Union Planters National Bank of record in Book 7124, page 89, said Register's Office.

6. Easement for maintenance of Water Main across Lot No. 23 of record in Book 4424, page 602, said Register's Office.

7. Matters shown on the Plat of T. M. Nall's Subdivision of record in Plat Book 421, page 63, said Register's Office.

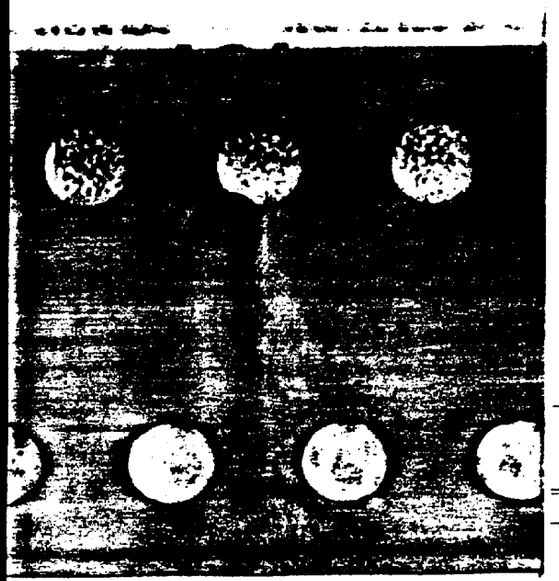
8. Subject to homeowners' assessments or special assessments, if any.

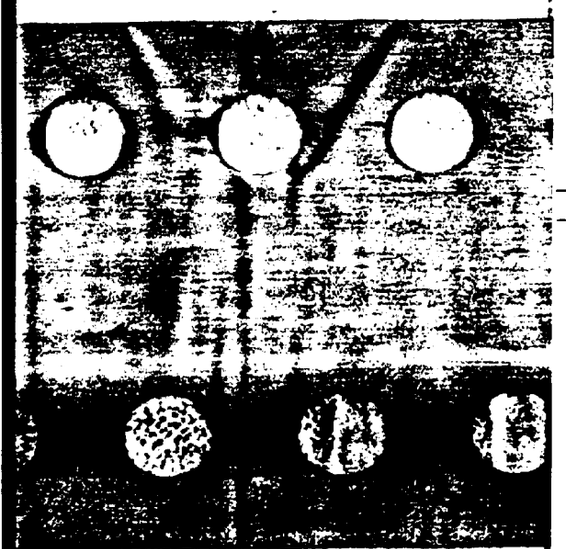
9. Subject to ordinances with respect to zoning, building codes and permits.

10. Master Deed of Parkwood Glen, Phase I, Section I and Section II, of record in Book 8049, page 247, said Register's Office.

11. Bylaws of Parkwood Glen Unit Owners Association, of record in Book 8049 page 263, said Register's Office.

f:\wp\bmg\general\parkwood.de4





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

RECEIVED OF _____

FOR _____

BOOK 8049 PAGE 274

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 40000.00
CON TX 132.00
PRFEE 1.00
WDEED 15.00
TOTAL 148.00
CHECK 148.00

02/21/90 01 09:42 0001 4382

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05168

REGIST. REFERENCE

Fee 21 9 43 AM '90

FELIX Z. WILSON II REGIST.
DAVIDSON COUNTY TN.

No. 294363