STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 1990.

Notary Public

MY COMMISSION EXPIRES: 3-23-94

(AFFIX SEAL)

WARRANTY DEED

BOOK 8120 PAGE 15

THIS INSTRUMENT WAS PREPARED BY:

LAWLESS & ASSOCIATES, P.C.
19TH FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TN 37238-0068

NAME	ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Spence Oliver and wife, Judy K. Oliver Suite 301 Spence Manor 11 Music Square East Nashville, TN 37203	Same	093-13-A- 504.00 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Victor Rumore, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Spence Oliver and wife, Judy K. Oliver, 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 Unit No. 504 of Spence Manor Condominiums created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6794, page 219, 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 Deed. Reference is hereby made for the Plat of Spence Manor Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Victor Rumore by deed form Spence Manor Joint Venture, a Tennessee partnership of record in Book 7876, page 578, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1990 taxes, a lien not yet due and payable which have been prorated and assumed by Grantee.

2. Master Deed establishing a Horizontal Property Regime of Spence Manor Condominium of record in Book 6794, page 219, Register's Office for said County, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 6794, page 260, Register's Office for said County.

3. Matters shown on a survey dated September 24, 1982 by Turner Engineering Co., Inc., including an encroachment of the back sidewalk on the northeast corner of the property and four water mains and water valves along the eastern property line (Music Square East), together with an encroachment of the block and concrete wall located on the subject property on the south side, and such other matters as an accurate survey of the premises would show.

4. Rights of any tenant of the property.

5. Easements and restrictions.

6. This conveyance is made subject to a certain option to purchase granted to Video Music, Int., in a certain lease agreement dated July 6, 1988.

This is improved property, known as Unit 504, Spence Manor Condominium, 11 Music Square East, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of

same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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 29th day of May, 1990.

Victor Rumore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8120 PAGE 16

Personally appeared before me, Victor Rumore, with whom I am personally acquainted, and who acknowledged that he executed the within instruments for the purposes therein contained.

WITNESS my hand, at office, this 29th day of May, 1990.

Thomas W. Lawless
Notary Public

My Commission Expires: 1-23-94

29987

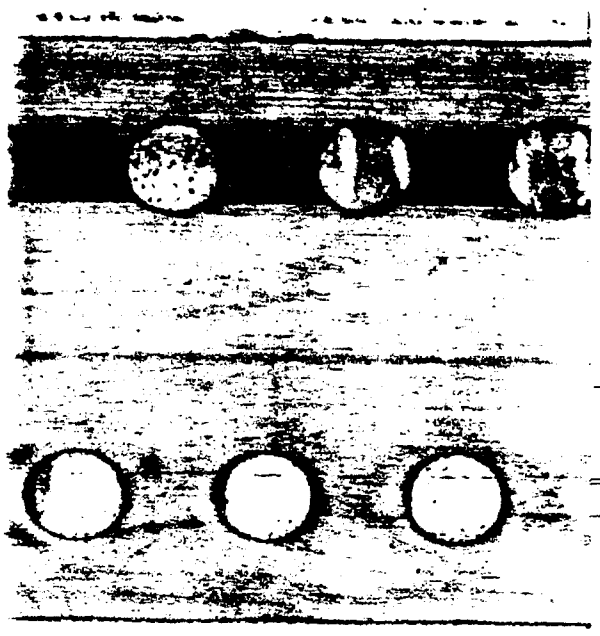
IDENTIF. REFERENCE

MAY 31 1 52 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

RELEASED

5140 05/31 0101 03CHECK 155.50





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

RECEIVED OF _____

FOR _____

BOOK 8120 PAGE 17

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 45000.00
CON TX 148.50
PRFEE 1.00
WDEED 6.00
TOTAL 155.50
CHECK 155.50

05/31/90 01 13:51 0001 6140

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. TREFERENCE 29987.

MAY 31 1 52 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 323530