STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 1990.

Notary Public

MY COMMISSION EXPIRES: 3-26-94

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

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

NAME ADDRESS BOOK 8132 PAGE 418

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- 303.00 CO 10 W 07978

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, Mark Alexander Zhislin, 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. 303 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 Mark Alexander Zhislin by deed form Spence Manor Joint Venture, a Tennessee partnership of record in Book 7876, page 820, 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 303, 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 15th day of June, 1990.

Mark Alexander Zhislin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mark Alexander Zhislin, 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 15th day of June, 1990.

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: ~~1-23-94~~ 3-26-94

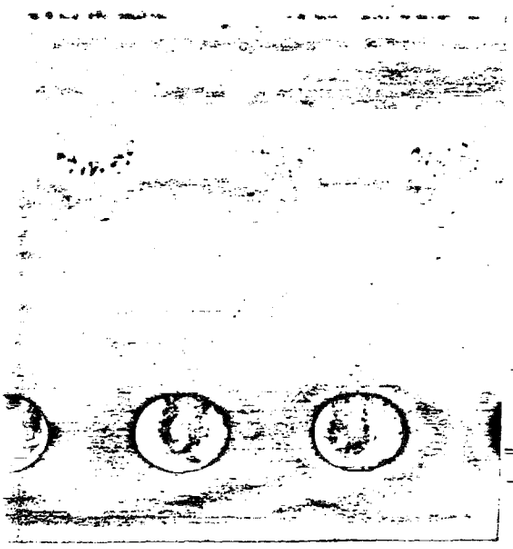
0948 06/15 0101 03CHECK 150.55

343800

IDENTIFICATION

JUN 15 1 40 PM '90

RUSH



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

RECEIVED OF _____

FOR _____

BOOK 8132 PAGE 420

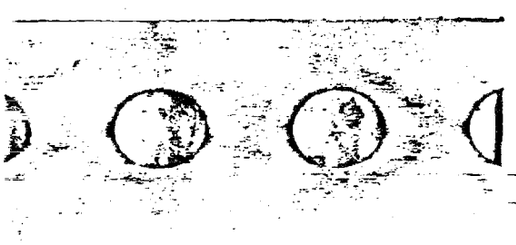
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

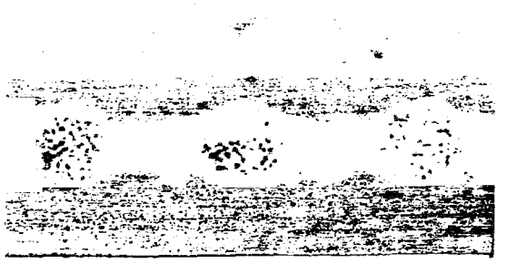
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	43500.00
CON TX	143.55
PRFEE	1.00
WDEED	6.00
TOTAL	150.55
CHECK	150.55

06/15/90 01 13:41 0001 0948

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK





34380

IDENTIFICATION REFERENCE

JUN 15 1 40 PM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 328593