FROM:
Presidential Suites, L.P.
c/o Freeman Webb Investments
2205 State Street
Nashville, TN 37203

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
219 Second Avenue North
Nashville, TN 37201

TO:
Kenneth R. Flottman
Spence Manor, Unit 102
11 Music Square East
Nashville, TN 37203

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Spence Manor Unit 102 11 Music Square East Nashville, TN 37203	Same	93-13A-102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $54,000.00.

Kenneth R. Flottman
Affiant

Subscribed and sworn to before me, this the 3rd day of July, 1990.

Joe Vaulx Crockett
Notary Public

My Commission Expires: 3/27/93

JOE VAULX CROCKETT, III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Presidential Suites, L.P., a Tennessee limited partnership, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Kenneth R. Flottman, hereinafter called "GRANTEE", its successors, 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. 102 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 to 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 PRESIDENTIAL SUITES, L.P., a Tennessee limited partnership, by deed from SPENCE MANOR JOINT VENTURE, a Tennessee partnership, of record in Book 7876, page 634, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following:

1. 1990 property taxes, not yet due;

2. Matters set forth on the survey of Turner Engineering Co., Inc., dated September 24, 1982;

3. Matters set forth in the Master Deed establishing the Horizontal Property Regime of Spence Manor Condominiums of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee, together with the By-laws appended thereto of record in Book 6794, page 260, said Register's Office;

4. Rights of others in and to the common elements.

This is improved property located at: Spence Manor, Unit 102, 11 Music Square East, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors, heirs, and assigns, forever, and 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, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors 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 its hand this 3rd day of May, 1990.

PRESIDENTIAL SUITES, L.P.,
A Tennessee Limited Partnership

By: FREEMAN WEBB INVESTMENTS, INC.,
A Tennessee Corporation,
General Partner

By: _____

Title: Vice President

3958 I.

IDENTIFICATION REFERENCE

Jul 6 11 26 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

7830 07/06 0101 03CHECK 185.20

Before me, Joe Vaulx Crockett III, a Notary Public in and for the County and State aforesaid, personally appeared James A. Webb III, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice Pres of Freeman Webb Investments, Inc., a Tennessee corporation and a general partner of Presidential Suites, L.P., the within-named bargainor, a Tennessee limited partnership, and that he as such Vice Pres of Freeman Webb Investments, Inc., being authorized so to do, executed the foregoing instrument for the purposes contained therein, by signing his name as Vice Pres of Freeman Webb Investments, Inc., a general partner of said limited partnership.

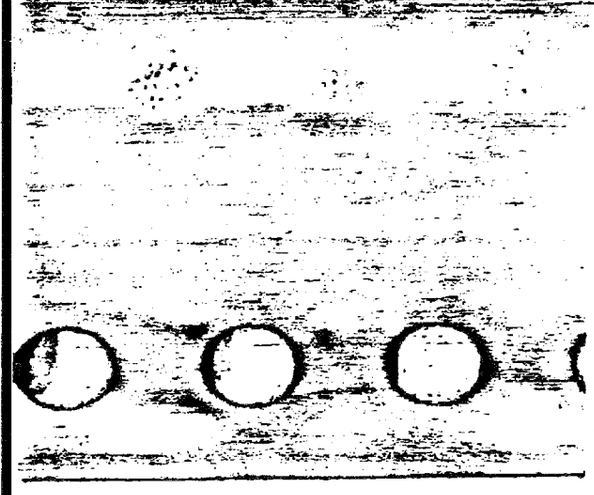
WITNESS my hand and seal in Nashville, Tennessee, this the 3rd day of July, 1990.

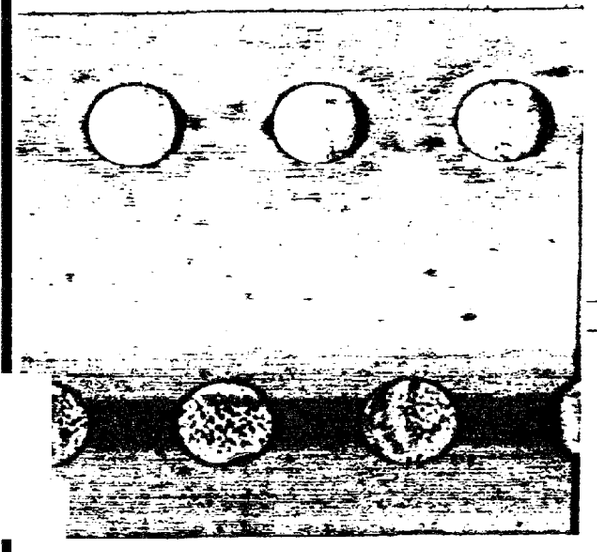
Joe Vaulx Crockett III
Notary Public

JOE VAULX CROCKETT III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

5/27/93





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

RECEIVED OF _____

FOR _____

BOOK 8147 PAGE 353

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 54000.00
				CON TX 178.20
				PRFEE 1.00
				WDEED 6.00
				TOTAL 185.20
				CHECK 185.20
07/06/90	01			11:28 0001 7830

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39581

IDENTIFICATION REFERENCE

JUL 6 11 26 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 334709