BOOK 8165 PAGE 393

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (jcb) (Title No: 30317)

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 75,000.00

Affiant

Sworn and subscribed before me this 30th day of July, 1990.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Cleghorn Limited Partnership
3833 Cleghorn Avenue
Nashville, TN 37215

MORTGAGEE:
NONE

MAP-PARCEL NUMBERS
7DA 75168
117-3-A-70

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 consideration, the receipt of which is hereby acknowledged, the undersigned **David L. Settle (also known as David Leslie Settle), a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cleghorn Limited Partnership, a Tennessee Limited Partnership,** hereinafter called the **Grantee**, Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 70 on the plan of Versailles Apartments, of record in Book 5050, page 80, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Justine T. Settle by deed from Ervin M. Entrekin, Trustee with full power, of record in Book 5212, page 751, said Register's Office. Justine T. (Turner) Settle has since died and by Will of record in Will Book 165, page 792, Probate Court Clerk's Office for said County, said property was devised to David Leslie Settle.

The terms of the will of the said Justine T. Settle devised the described property to First American National Bank of Nashville, as Trustee, as additional assets under a certain Contingent Living Trust executed by the decedent and said First American National Bank on September 17, 1984, but that if the said trust had been revoked or not implemented, then the property subject to this provision would go to her son, the undersigned David Leslie Settle. Justine T. Settle did not fund or "implement" the trust, and at her death the First American National Bank declined to serve under her will. In support of the warranty of by Grantor of title to the property and the facts asserted herein, are the following documents: (1) Letter, dated December 5, 1988, of Emmett Russell, III, Vice President of First American Trust Company to Hon. James R. Everett, Probate Judge, which is attached as Exhibit "B" to this Deed; and (2) Letter, dated July 27, 1990, of Richard W. Heiden, Senior Vice President of First American Trust Company, to Wilkins & Ivey, Attorneys, which is attached as Exhibit "C" to this Deed.

This instrument is executed on behalf of David L. Settle by DeAnne Cotthoff, as his Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit "A" to this instrument and incorporated herein by reference.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5168, Page 944, Book 5168, Page 961, Book 5589, Page 367, Book 5659, Page 641, Book 5667, Page 375, and Book 7770, Page 955, all in said Register's Office.

This is improved property, known as: 3000 Hillsboro Road, #70, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of July, 1990.

David L. Settle, By: DeAnne Cotthoff
Attorney-In-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DeAnne Cotthoff, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of David L. Settle, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of July, 1990.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

EXHIBIT "A"
To
WARRANTY DEED

FROM: David L. Settle

TO: Cleghorn Limited Partnership

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

DeAnne Cotthoff, Affiant

Sworn to and subscribed before me this
30th day of July, 1990.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 9/26/92

46083

STATE OF TENNESSEE
AUG 1 2 16 PM '90
FILED & RECORDED

6005 08/01 0101 03CHECK 260-50

FIRST AMERICAN TRUST COMPANY
The Investment Management and Trust Affiliate of First American Corporation.

"EXHIBIT B"

BOOK 8165 PAGE 305

December 5, 1988

The Honorable James R. Everette, Judge
Probate Court for Davidson County
Metropolitan Court House
Public Square
Nashville, Tennessee 37219

Dear Judge Everette:

We are delivering to the court a paper writing executed the 17th day of September, 1984 purporting to be the last will and testament of the late Justine Turner Settle who died on the 22nd day of November, 1988. We are also delivering to the court certain paper writings purportedly wholly in the handwriting of the deceased, signed and dated. The latter writings consist of five notebook sheets.

Having reviewed the nature of the assets and their values it appears that it would be in the best interest of the estate and the beneficiaries thereof that the First American Trust Company, successor fiduciary to First American National Bank, decline said appointment it being in their economic best interest.

We ask that a clerk of the court acknowledge receipt of these original documents by signing a copy of this letter and returning it to us in the envelope provided.

Sincerely,

Emmett Russell, III
Vice President

ER:wp

Enclosures

cc: Clark H. Tidwell, Attorney
2313 Fifth Avenue
Nashville, Tennessee 37219

Miss Patricia J. Settle
15 West 72nd St., Apt. 11-O
New York, NY 100203

Mr. David L. Settle
2222 Westerland - Apt. 148
Houston, Texas 77063

Mrs. Mary Elizabeth Brittain
803 South Wilson Boulevard
Nashville, TN 37215

FIRST AMERICAN TRUST COMPANY
The Investment Management and Trust Affiliate of First American Corporation

"EXHIBIT C"

BOOK 8165 PAGE 306

July 27, 1990

Mr. Percy Wilkins, Jr.
Wilkins & Ivey
2405 Crestmoor Road
P.O. Box 150157
Nashville, TN 37215-0157

Dear Mr. Wilkins:

In regard to your letter of July 26, 1990 concerning the Estate of Justine Turner Settle, it is correct that an instrument was executed by Mrs. Settle on September 17, 1984 and the instrument was titled "Contingent Living Trust". To the best of our knowledge and belief, Mrs. Settle was never determined by her attending physician to be mentally or physically incapacitated nor did she ever request the nominal trustee to "hold, administer and distribute" any of her assets. With regard to the instrument signed by Mrs. Settle, First American never opened an account on its records, never applied for a federal fiduciary tax identification number and never acted as trustee.

First American declined to act as Executor of the Estate of Justine Turner Settle. We have not declined to act as trustee since we have no basis, including advice of counsel, to conclude that the trust was ever implemented by Mrs. Settle. If the probate of Mrs. Settle's estate determines that a trust of some nature now exists, it would be our intention to decline to act as trustee.

If we can be of further assistance, please let us know.

Sincerely,

Richard W. Heiden
Senior Vice President
Manager, Personal Trust

RWH:wp

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8165 PAGE 307

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 75000.00
				CON TX 247.50
				PRFEE 1.00
				TDEED 12.00
				TOTAL 260.50
				CHECK 260.50
08/01/90	01			14:18 0001 6005

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46083

IDENTIFICATION REFERENCE

AUG 1 2 16 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 342483