ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
William H. Payne	Sovran Mortgage Corp.	Map and Parcel
~~215 Dover Place~~	ATTN: Tax Department	161-14-B-103.00
~~Franklin, TN 37064~~	201 East Cary Street	CO
103 Highland Villa	Richmond, VA 23219-3736	
Nashville TN 37211		

This instrument prepared by: Cindy S. Smith, Attorney at Law, 2525 Lebanon Road, Nashville, Tennessee 37214 (Box 27-Bottom)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Highland Group, Ltd., a Tennessee limited partnership,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **William H. Payne, Jr., a single person,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows to wit:

Being Unit 103 of Highland Villa Condominiums, its horizontal property regime having been established by the Master Deed recorded in Book 7278, page 312, and amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, and Book 7600, Page 361, all in the Register's Office for Davidson County, Tennessee, reference to the plan hereof, Exhibit B to said Master Deed, being hereby made for full particulars.

Being part of the same property conveyed to Highland Group, Ltd., a Tennessee limited partnership by deed from Resolution Trust Corporation, Conservator for Unifirst Bank for Savings, of record in Book 8127, page 326, Register's Office for Davidson County, Tennessee.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) Tax Lien for the current year, said taxes being prorated and the payment of same assumed by the Grantees; (2) Master Deed and By-Laws of record in Book 7278, Page 312, and amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, and Book 7600, Page 361, all in said Register's Office, which contains provisions for liens for assessments.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $72,500.00.

W. H. Payne Jr.
Affiant

Subscribed and sworn to before me ~~this~~ 29th day of August, 1990.

Cindy S. Smith
Notary Public
My Commission Expires 11/12/90

53607

IDENTIFICATION REFERENCE

Aug 30 11 33 AM '90

FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN

4897 08/30 0101 03CHECK 246.25

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 24th day of August, 1990.

HIGHLAND GROUP, LTD.
BY: W.L. Bainbridge, Inc.,
General Partner

BY: W.L. Bainbridge, III,
President

HIGHLAND GROUP, LTD.
BY: Mobile Living, Inc.,
General Partner

BY: Robert N. Moore, Jr.,
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cindy S. Smith, a Notary Public in and for said County and State, personally appeared W.L. Bainbridge, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be President of W.L. Bainbridge, Inc., a corporation, the General Partner of Highland Group Ltd., a Tennessee Limited Partnership, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said W.L. Bainbridge, III, as President.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 1990.

Cindy S. Smith
Notary Public
My Commission Expires: 11/12/93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cindy S. Smith, a Notary Public in and for said County and State, personally appeared Robert N. Moore, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be President of Mobile Living, Inc., a corporation, the General Partner of Highland Group Ltd., a Tennessee Limited Partnership, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert N. Moore, Jr., as President.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 1990.

Cindy S. Smith
Notary Public
My Commission Expires: 11/12/90

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8185 PAGE 553

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	72500.00
			CON TX	239.25
			PRFEE	1.00
			WDEED	6.00
			TOTAL	246.25
			CHECK	246.25
08/30/90	01		11:36 0001	4897

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5360.7

IDENTIFICATION REFERENCE

AUG 30 11 36 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 351276