Ex 22

BOOK 8196 PAGE 31

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 19 90

Notary Public

MY COMMISSION EXPIRES: 9/25/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	~~XXXXXXXXXX~~ Mortgagee: None	MAP PARCEL NUMBERS
Vineland Limited	Send Tax Bills To: New Owner	92-15-143
(NAME) c/o Gregory Ramos	(NAME)	21W-01527
6326 Percy Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Mayfair Partnership, a Tennessee General Partnership comprised of Michael J. Spalding and C. Wayne Alexander

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vineland Limited, a foreign corporation qualified to engage in business in the State of Tennessee

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 the northerly part of Lot 13 on the unregistered plan of part of the Elliston Property, the original plan of said property being of record in Book 21, page 141, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at the southwest corner of Elliston Place and 23rd Avenue North, thence with the southerly margin of Elliston Place, westerly 104.8 feet to the corner of Lots 13 and 14; thence southerly with the line between said lots 34.14 feet to the northwest corner of the property conveyed to Dan E. McGugin by deed from Guarantee Construction Company, of record in Book 409, page 356, said Register's Office; thence with his northerly line, easterly 100 feet to the westerly margin of 23rd Avenue North; thence with the westerly margin of said street, 65.5 feet to the point of BEGINNING.

BEING the same property conveyed to Michael J. Spalding, d/b/a The Mayfair Apartments by deed from Sue Hoffman Morris, Executrix of the Estate of Julia Ambrose Randolph, deceased of record in Book 6881, page 726, Register's Office for Davidson County, Tennessee. Michael J. Spalding, d/b/a The Mayfair having conveyed his interest in subject property to The Mayfair Partnership by Quitclaim Deed of record in Book 6939, page 51 and in Book 6948, page 618, said Register's Office.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

unimproved ( )
This is improved XX property, know as 2301 Elliston Place Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further convenant and bind ourselves, our 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 ~~their~~ hand ~~s~~ this ~~12th~~ day of ~~September~~, 19 ~~90~~

THE MAYFAIR PARTNERSHIP

BY: MICHAEL J. SPALDING, GENERAL PARTNER

THE MAYFAIR PARTNERSHIP

BY: C. WAYNE ALEXANDER, GENERAL PARTNER

SEE ATTACHED EXHIBIT "A" FOR PARTNERSHIP ACKNOWLEDGMENT

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Martha Lucille Bradshaw, a Notary Public in and for said County and State, the within named _____

the bargainor_____, with whom I am personally acquainted, * and who acknowledged that_____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 12th day of September, 19 92.

Commission expires 11-21-92

Martha Lucille Bradshaw
Notary Public

* or proved to me on the basis of satisfactory evidence.

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me,_____, a Notary Public within and for the State and County aforesaid, personally appeared_____ and_____with whom I am personally acquainted * and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and_____respectively of the_____ the within named bargainor, a corporation, and that (he / they) as such_____ and_____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said_____ as such_____, and attesting the same by the said_____ as such_____.

Witness my hand and official seal at office at_____on this the_____ day of_____, 19_____.

My commission expires_____

_____
Notary Public

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM

The Mayfair Partnership

TO

Vineland Limited

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

EXHIBIT "A"

PARTNERSHIP ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael J. Spalding, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to the a general partner of The Mayfair Partnership, the within named bargainor, a Tennessee General Partnership and that he as such general partner, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as general partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 12 day of September, 1990.

Martha Lucille Bradley
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11-21-92

Michael J Spalding 9/12/90

STATE OF TENNESSEE

3945 09/14 0101 03CHECK 1165.00

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared C. Wayne Alexander, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a general partner of The Mayfair Partnership, the within named bargainor, a Tennessee General Partnership and that he as such general partner, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as general partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of September, 1990.

Martha Lucille Bradley
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11-21-92

C Wayne Alexander 9/12/90

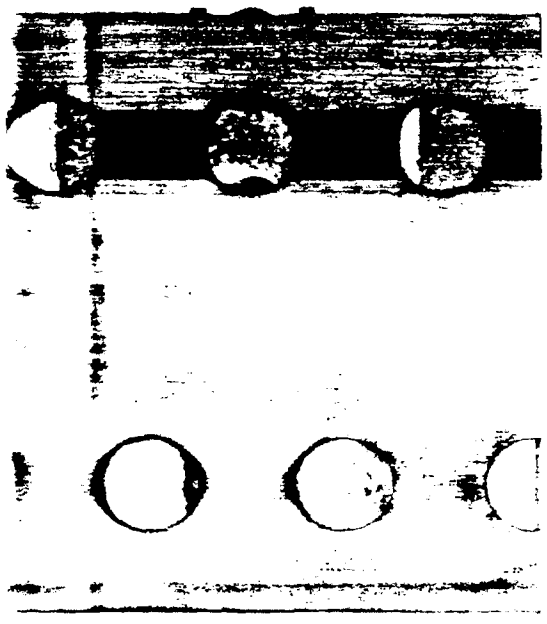
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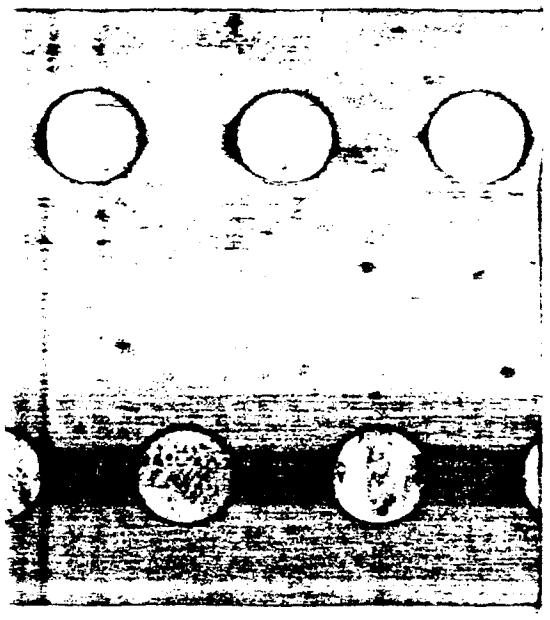
IDENTIFICATION REFERENCE

SEP 14 10 58 AM '90

PEGGY Z WILSON REGISTER
DAVIDSON COUNTY, TENN.

Box 22





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8196 PAGE 34

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
350000.00
CON TX 1155.00
PRFEE 1.00
WDEED 9.00
TOTAL 1165.00
CHECK 1165.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/14/90 01 11:00 0001 8945

57360

IDENTIFICATION REFERENCE

SEP 14 10 58 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 355591