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ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Elizabeth Jeffress Unit No. H-83, 515 Basswood Ave. Nashville, TN 37209	S.A.M.E.	8DA61556 90-11-A-83

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100 ($10.00) DOLLARS,** cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged We, **SYLVAN INVESTMENTS, INC.** have bargained and sold, and by these present do transfer and convey unto the said **Elizabeth Jeffress** the Grantees herein their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Unit No. 83 as shown on the Plat of Rock Harbor Condominium of record in Book 6153, Pages 463-466, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Rock Harbor Condominium Association, all as described in Book 6153, page 421, et seq., as amended in Book 6162, pages 251-270, said Register's Office.

BEING the same property conveyed to Sylvan Investments, Inc. by deed from Bonnie S. Hopkins Duke, unmarried of record in Book 7968, Page 70, said Register's Office for Davidson County, Tennessee.

This is improved property known as: **Unit,** H-83, **515 Basswood Ave., Nashville, TN 37209.**

AS part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in Master Deed for Rock Harbor Condominium Association, of record in Book 6153, Page 421, and its attendant By-Laws, as amended, in said Register's Office.

GRANTOR does hereby transfer and sell unto Grantee all fixtures and appliances which might be owned by Grantor and located in the said Unit, including range and refrigerator.

Further, this conveyance is given subject to:

1. 1991 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat, any amendments thereto, and Restated Master Deed, Developer's Report and Engineer's Letter, of record in Book 6162, page 251, said Register's Office.

3. Flowage easement granted United States of America by James C. Cox in connection with operatio of Cheatham Lock and Dam Project (Tract I-927-E) by deed of record in Book 2147, page 42, said Register's Office.

4. Easement reserved in the Deed of record in Book 4196, page 206, said Register's Office, for ingress and egress across the land in question.

5. The Plan of Rock Harbor Apartments has been recorded in Book 4460, page 71, and shows an Owner's Certificate, a 50-foot setback line from all boundaries and dedication on River Rouge Drive along the easterly part of the southerly boundary.

6. Lease Agreement by and between Rock Harbor Apartments and Home Coin Laundries, Nashville, Tennessee, dated August 9, 1972, filed July 10, 1973, in Book 4726, page 568, Register's Office for Davidson County, Tennessee.

7. Lease Agreement of record in Book 5114, page 37, said Register's Office.

8. Amendment to By-Laws of record in , , said Register's Office.

9. Amendment to Master Deed of record in Book 7366, Page 206, said Register's Office.

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TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds herself, her heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 23 day of April, 1991.

Sylvan Investments, Inc.

SYLVAN INVESTMENTS, INC.
BY: Ira J. Heckman, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the udnersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ira J. Heckman with whom I am personally acquainted and who upon his oath acknowledged himself to be the President respectively of the Sylvan Investments, Inc., the within named bargainor, a corporaiton, 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 Ira J. Heckman as such President.

Witness my hand and official seal at Nashville, Tennessee this 23 day of April, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $31,250.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Elizabeth B. Jeffress
AFFIANT

Sworn to and subscribed before me, this 29 day of April, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

THIS INSTRUMENT PREPARED BY:
RICK M. JOHNSON
3221 Nolensville Rd., Ste. #1
Nashville, TN 37211
(615) 833-5858

10380

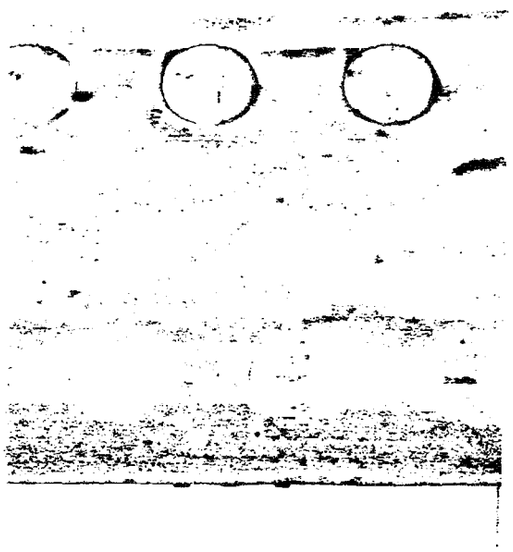
IDENTIF. TREFERENCE

APR 30 9 23 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

3214 04/30 0101 03CHECK 109.96





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 31250.00
CON TX 102.96
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK FEE 1.00
WDEED 6.00
TOTAL 109.96
CHECK 109.96

04/30/91 01 09:22 0001 9214

10380

IDENTIF. REFERENCE

APR 30 9 23 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 417201