BOX 50

BOOK 8523 PAGE 770

#106007
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (SAR)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Oakwood Partners 120 29th Avenue, South Nashville, Tenn. 37212	same	Map 104.3 Parcel 21.00

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 of which is hereby acknowledged, Vanderbilt Place Partners ("Grantor") has bargained and sold, and by these presents transfers and conveys unto Oakwood Partners, a Tennessee general partnership comprised of Joseph M. Hodgson and James O. Douglas ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the plan of John H. Williams, Jr.'s, Subdivision of Lot No. 55 of Boyd Cockrell Spring Tract, as of record in Book 161, page 77, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of 29th Avenue South, formerly Williams Avenue, at the corner of Lots Nos. 13 and 14, thence with the easterly margin of said Avenue, southerly 50 feet to the northerly margin of an alley; thence with the northerly margin of said alley, easterly 130 feet; thence in a northeasterly direction to the westerly margin of an alley in the rear of said lots; thence with the westerly margin of the last mentioned alley, northerly 45 feet to the corner of said Lots Nos. 13 and 14; thence westerly with the line between said two lots 135 feet to the beginning.

Being the same property conveyed to Vanderbilt Place Partners, a Tennessee general partnership comprised of Steven A. Riley and Robert J. Walker, by warranty deed from Howard F. Butler, Conservator for Nell Butler Hume, of record in Book 7707, page 733, Register's Office for Davidson County, Tennessee.

This is improved property known as 120 29th Avenue, South, Nashville, Tennessee 37212.

Said property is conveyed subject to the following matters:

1. All applicable building and zoning laws.
2. Taxes for the year 1992, a lien but not yet due and payable.
3. Highway, roadway, and utility easements.
4. Such state of facts as an accurate survey would disclose.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said land in fee simple, has a

good right to convey it, and that same is unencumbered except as set forth above.

Grantor further covenants and binds itself and their its successors and representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 3rd day of January, 1992.

VANDERBILT PLACE PARTNERS

By: _____
Robert J. Walker

By: _____
Steven A. Riley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Robert J. Walker and Steven A. Riley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who are the general partners of Vanderbilt Place Partners, the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of January, 1992.

_____
Notary Public

My Commission Expires: January 22, 1995

SANDRA CARLTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

4944 01/07 0101 03CHECK 645.25

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $172,500.

_____
Affiant

Sworn to and subscribed before me this 3rd day of January, 1992.

_____
Notary Public

My Commission Expires:

_____

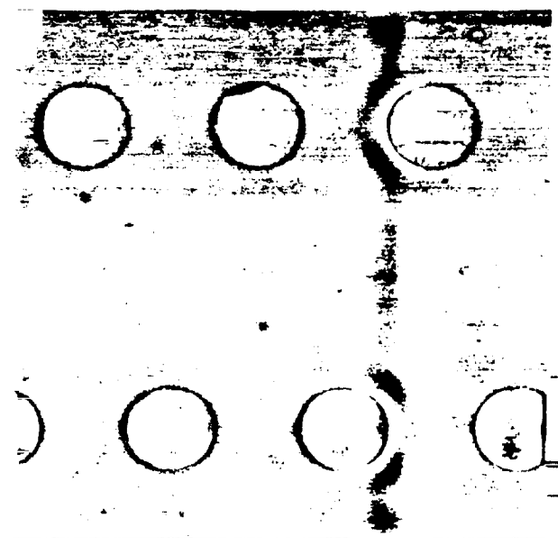
STATE OF TENNESSEE LAND TRANSFER TAX PAID

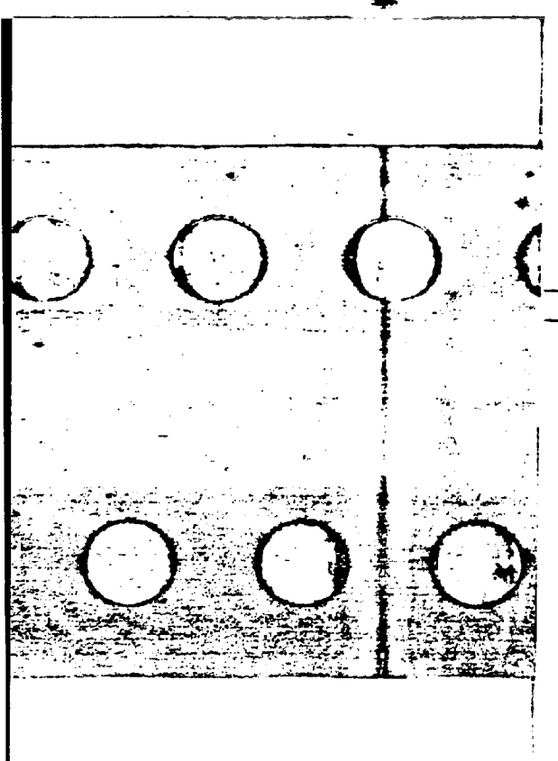
7.4996

IDENTIFICATION REFERENCE

JAN 7 3 05 PM '92

FELIX E. ... REGISTER





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8523 PAGE 772

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
172500.00
CDN TX 638.25
PRFEE 1.00
WDEED 6.00
TOTAL 645.25
CHECK 645.25

01/07/92 01 15:06 0001 4944

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.4.9.9.6

IDENTIFICATION REFERENCE

JAN 7 3 05 PM '92

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

No. 491377