Box 6
D&E
MTL

BOOK 8564 PAGE 140

FROM: 33 MUSIC SQUARE WEST

TO: ALAN E. JACKSON and BARRY M. COBURN

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, NationsBank Plaza
Nashville, Tennessee 37239

Address New Owner:	Mortgagee:	Map-Parcel No.
c/o Debbie Dobbs 48 Music Square East Nashville, TN 37203	Third National Bank 201 4th Ave North Nashville, TN 37244	10W 07836 10W 07842 92/16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Thirty Five Thousand and No/100 Dollars ($335,000.00).

Affiant

Subscribed and sworn to before me, this the 2nd day of March, 1992.

Notary Public

My Comm. Expires: 9/24/94

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Alan E. Jackson and Barry M. Coburn, as tenants-in-common, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 33 Music Square West, a Tennessee General Partnership composed of Robert H. Napier, Doyle R. Rippee, R. Booth Chapman and Thomas R. Boyd, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Allan E. Jackson and Barry M. Coburn, as tenants-in-common, herein called "GRANTEE", its successors, heirs, and assigns, a certain tract or parcel of land in Davidson, County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

This conveyance of the property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the year 1992.

2. Master Deed Establishing Horizontal Property Regime of Georgetown Place Office Condominiums and Bylaws of Georgetown Place Office Condominiums Association, Inc., of record in Book 6241, page 303, amended by instrument of record in Book 6431, page 85, said Register's Office.

3. Matters shown on the Plan of Georgetown Place Office Condominiums, a plat of which is of record in Book 6431, page 96, said Register's Office, and on the prior recorded plan, a plat of which is of record in Book 6050, page 30, said Register's Office.

4. Easement for right of way retained in Metropolitan Government of Nashville and Davidson County by Council Bill No. 77577.

7810/JMB
FMM081-00005/ 3/2/92

This is improved property known as Units 110A and 110B, Georgetown Place Office Condominiums, Music Square West, Nashville, Tennessee.

The interests of Alan E. Jackson and Barry M. Coburn as tenants-in-common are subject to the terms and conditions of a written agreement between them, which, among other things, restricts the transfer of their respective interests in the Property and creates rights of first refusal in connection with the transfer of their interests in the Property.

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, its successors, heirs, and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized 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; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under it. 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 its hand this 2nd day of March, 1992.

33 MUSIC SQUARE WEST

BY: _____
Robert H. Napier, Partner

BY: _____
Doyle R. Rippee, Partner

BY: _____
R. Booth Chapman, Partner

BY: _____
Thomas R. Boyd, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Norma C. Filson, a Notary Public in and for the County and State aforesaid, personally appeared Robert H. Napier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Partner of 33 Music Square West, a Tennessee general partnership, the within named bargainor, and he as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership as General Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 2nd day of March, 1992.

_____
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

7810/JMB
FMM081-00005/ 2/28/92

My Commission Expires: 11/26/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Norma C. Filson, a Notary Public in and for the County and State aforesaid, personally appeared Doyle R. Rippee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Partner of 33 Music Square West, a Tennessee general partnership, the within named bargainor, and he as such Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership as Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 2nd day of March, 1992.

Norma C. Filson
Notary Public

My Commission Expires: 11/26/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Norma C. Filson, a Notary Public in and for the County and State aforesaid, personally appeared R. Booth Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Partner of 33 Music Square West, a Tennessee general partnership, the within named bargainor, and he as such Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership as Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 2nd day of March, 1992.

Norma C. Filson
Notary Public

My Commission Expires: 11/26/94

7810/JMB
FMM081-00005/ 2/28/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Norma C. Filson, a Notary Public in and for the County and State aforesaid, personally appeared Thomas R. Boyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Partner of 33 Music Square West, a Tennessee general partnership, the within named bargainor, and he as such Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership as Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 2nd day of March, 1992.

Notary Public

My Commission Expires: 11/26/94

EXHIBIT A

Legal Description

Land and improvements in Davidson County, Tennessee, described as:

Being Units 110 A and 110 B, as shown on Exhibit A-1 to the Master Deed for Georgetown Place Office Condominiums of Record in Book 6241, page 303, Register's Office for Davidson County, Tennessee, as revised by a First Amendment thereto of record in Book 6431, page 85, said Register's Office, together with an undivided interest in the common elements and other rights set forth in such Master Deed, as revised, being part of Section One on the Plan of Georgetown Place, of Record in Book 6050, page 30, which plan voided, vacated and superceded the recording of Lots Number 84 through 88, inclusive, of the O.B. Hayes Plan of Small Lots, of record in Plan Book 1, page 69, Register's Office for said County.

Being the same property conveyed to 33 Music Square West by Deed from Georgetown Place Associates, Ltd., of record in Book 6720, page 114, said Register's Office for Davidson County, Tennessee.

888882

IDENTIF. TREFERENCE

MAR 3 8 50 AM '92

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

2498 03/03 0101 03CHECK 1255.50

7810/JMB
FMM081-00005/ 2/28/92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8564 PAGE 145

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	
				335000.00
			CON TX	1239.50
			PRFEE	1.00
			WDEED	15.00
			TOTAL	1255.50
			CHECK	1255.50
03/03/92	01		08:50 0001	2498

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

888882

IDENTIF. REFERENCE

MAR 3 8 50 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 506993