Exhibit 28

FORM NO. WD-1

BOOK 5575 PAGE 619

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March 1992

Notary Public

MY COMMISSION EXPIRES: 1/22/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
GREENFIELD PITTS (NAME)	GREENFIELD PITTS (NAME)	116-3A-50
4505 Harding Rd. #43W (STREET ADDRESS OR ROUTE NUMBER)	4505 Harding Road #43W (STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37205 (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 CORINNE B. WENNING, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GREENFIELD PITTS AND WIFE, MARTHA W. PITTS

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: 0015 03 11 0101 CHECK 324.50

Those certain premises comprising a portion of Royal Oaks Tower, said project having been established as a Horizontal Property Regime, by Master Deed and Declaration and By-Laws dated the 22nd day of May, 1973, and recorded in the Register's Office for Davidson County, Tennessee, in Book 4710, page 901, as amended in Book 4798, page 813, and sid premises being more particularly described as follows:

Unit Labeled 43W of said project as shown on the Plan recorded in Book 4460, page 189, Register's Office for Davidson County, Tennessee, and an undivided 3.00227% interest appurtenant to the unit in all common elements of said project as described in said Declaration.

Being the same property conveyed to Corinne B. Wenning, by deed from William P. Shwab, of record in Book 5748, page 608, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

SEE EXHIBIT "A" ATTACHED HERETO

6 2 9 6 4

IDENTIFICATION REFERENCE

MAR 16 3 55 PM '92

DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as Unit 43W - Royal Oaks Tower Nashville, TN
(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 covenant 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 my hand this 16th day of March, 19 92

Corinne B. Wenning
CORINNE B. WENNING
By: Laetitia W. Hardin
Laetitia W. Hardin, Atty-in-Fact
Arthur Bandy Wenning
Arthur Bandy Wenning, Atty-in-Fact

STATE OF TENNESSEE }
Davidson County }

BOOK 8575 PAGE 620

Personally appeared befcre me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, _____a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____

_____of the _____

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____day of _____, 19____.

_____Notary Public

Commission Expires_____

WARRANTY DEED

FROM

TO

ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 -- 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of March, 1992, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Laetitia W. Hardin and Arthur Bandy Wenning, to me known to be the persons who executed the foregoing instrument in behalf of Corinne B. Wenning, and acknowledged that they executed the same as the free act and deed of the said Corinne B. Wenning.

Witness my hand and seal at Nashville, Tennessee, this 16th day of March, 1992.

Jo Anne Smith
Notary Public

My Commission expires: 1/22/95

EXHIBIT "A"

1. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Royal Oaks Towers , of record in Book 4710, page 901, as amended in Book 4798, page 813, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto identified as Exhibit "A" to said Master Deed of record as aforesaid.

2. The premises are a part of land formerly known as Lot No. 3 on the Plat of Royal Oaks, of record in Book 4300, page 201, Register's Office for Davidson County, Tennessee. Said plat shows two easements for driveways, a 10 foot Sanitary Sewer and/or Storm sewer easement granted by an instrument of record in Book 3958, pages 152-154, said Register's Office, and the following reservation: "Owner's reserve the right to re-record this plat and place a 25 foot easement for ingress and egress to Lot No. 5, between Lots Nos. 3 and 5 to be located within 100 feet from Woodmont Blvd.

3. Rights of others in and to the common elements.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6575 PAGE 622

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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 9.00
TOTAL 324.50
CHECK 324.50

03/16/92 01 15:57 0001 6815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92694

IDENTIFI REFERENCE

MAR 16 3 55 PM '92

DAVIDSON COUNTY, TN

No. 511243