This instrument prepared by Ralph Z. Levy, Jr., Wyatt, Tarrant, Combs, Gilbert & Milom, Suite 1500, 511 Union Street, Nashville, Tennessee 37219.

BOOK 8623 PAGE 422

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel
Howard O. Royer 900 - 19th Ave. So., #302 Nashville, TN 37212	Same	Map 92-16B Par. 23

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Clay Owen Bradley, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Howard O. Royer, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lots 163, 164, 165, 166, 167, 168 and 169 on the plan of O. B. Hayes Second Plan of Small Lots in Nashville, of record in Plat Book 1, page 81, Chancery Court, Davidson County, Tennessee, and further known as:
>
> Unit No. _302_ on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office.
>
> Being the same property conveyed to Clay Owen Bradley by deed from Jerry O. Bradley and wife, Connie D. Bradley, of record in Book 8268, page 974, Register's Office for said County.
>
> Buyer has right to use and occupy parking space 3S #8.

This is improved property known as 900 - 19th Avenue South, #302, Nashville, Tennessee 37212.

The legal description contained herein is the same as that contained in the previous deed of record.

This conveyance is subject to those matters set forth on Exhibit A, attached hereto and incorporated herein by this reference.

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, his heirs and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 the 4 day of May, 1992.

Clay Owen Bradley
CLAY OWEN BRADLEY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Susanne C. Pugh, a Notary Public in and for said county and state, the within named Clay Owen Bradley, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of May, 1992.

Susanne C. Pugh
NOTARY PUBLIC

Commission Expires:
11-26-94

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Forty-Two Thousand Five Hundred and no/100 ($42,500.00) Dollars.

AFFIANT

Subscribed and sworn to before me, this the 4th day of May, 1992.

Susanne C. Pugh
NOTARY PUBLIC

Commission expires:
11-26-94

0 9 3 0 4

IDENTIFICATION

MAY 11 10 58 AM '92

EXHIBIT A

1. All those matters set forth in the Plan of record in Book 6900, page 124, said Register's Office.

2. Master Deed of record in Book 7051, page 529, and By-Laws of record in Book 7051, page 599, as amended by Master Deed and By-Laws of record in Book 7119, page 884, all of which are in the Register's Office for said County.

3. TCA Horizontal Property Regime, Section 68-46-209.

4. Charter of University Square Homeowner's Association of record in Book 7078, page 443, said Register's Office.

5. Rights or claims of parties in possession not shown by the public record.

6. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

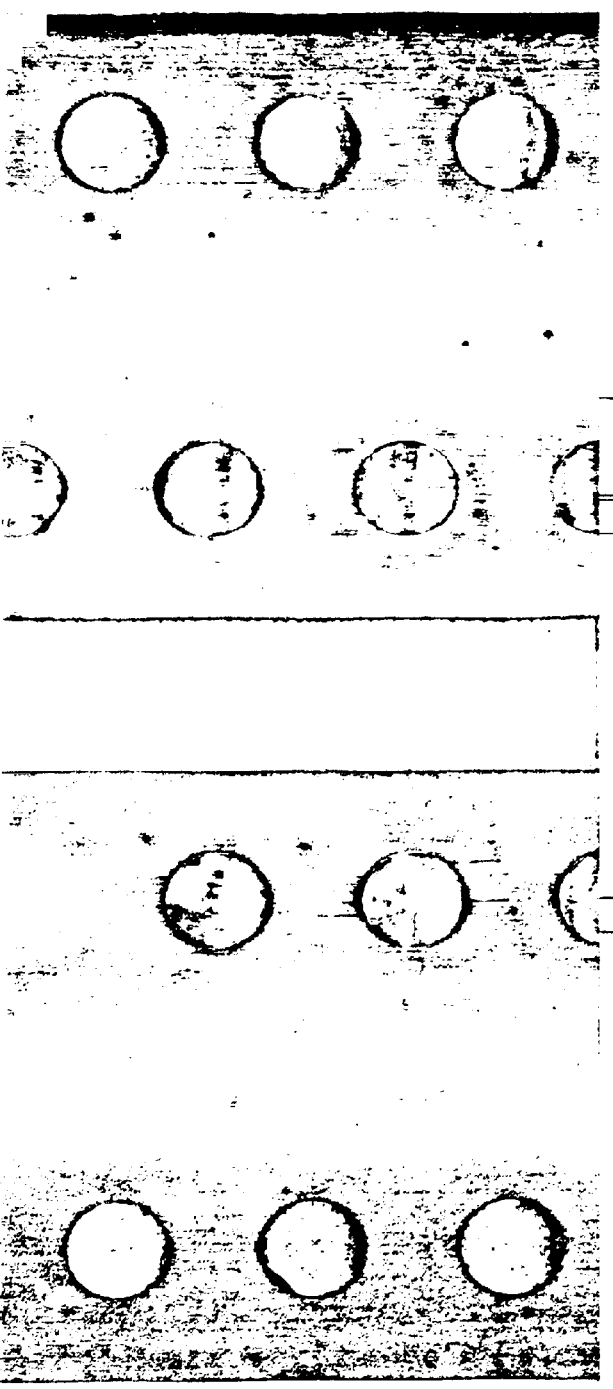
7. Easements or claims of easements not shown by the public records.

8. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public record.

9. Taxes or special assessments not shown as existing liens by the public records.

10. Any unrecorded leases.

5623 05/11 0101 03CHECK 167.25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8623 PAGE 425

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 42500.00
CON TX 157.25
PRFEE 1.00
WDEED 9.00
TOTAL 167.25

CHECK 167.25
05/11/92 01 10:58 0001 5623

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09304

IDENTIFICATION REFERENCE

MAY 11 10 58 AM '92

FELIX Z. WILSON, II
REGISTER

No. 529856