Box 6
P16

THIS INSTRUMENT PREPARED BY:
John M. Baird
White & Reasor
3305 West End Avenue
Nashville, TN 37203
File Box 42

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.:
E. R. Buchi, Sr., et al P. O. Box 41162 Nashville, TN 37204	New Owner	104-060-M-23.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Seventy-Five Thousand and No/100 Dollars ($75,000.00), the receipt of which is hereby acknowledged, Fairmont Associates II, a joint venture, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto E. R. Buchi, Sr., Sharon B. Tillman, Gloria B. Quill, Russanne Buchi, and Russell Buchi, Jr., hereinafter collectively called "Grantees", as tenants-in-common, with each taking an undivided one-fifth interest, their respective heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being UNIT No. B-3, on the plan of Fairmont Court Condominiums, A/K/A Fairmont Square II, according to the Master Deed of record in Book 6686, page 708, as amended by Book 6712, page 125, and Book 6774, page 221, and revised by Book 6823, page 962, and Book 6893, page 62, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6900, Page 98, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING a portion of the same property conveyed to Fairmont Associates II, a Joint Venture composed of Aberdeen Properties, Inc., and Roy S. Jones Construction Company, Inc., and Real Estate Equity Corporation, by Deed of Record in Book 6402, page 471, Register's Office for Davidson County, Tennessee.

This is improved property known as 223 Fairmont Court, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their respective heirs, personal representatives, successors and assigns, forever.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their respective heirs, personal representatives, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance is subject to the following:

1. 1992 taxes which have been prorated and assumed by Grantees;

2. Rights of parties in possession under unrecorded leases;

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act," Tennessee Code Annotated Sections, 66-27-101 et seq., as set forth in the Master Deed recorded in Book 6686, page 708 through 748, as amended by Book 6712, page 125, and Book 6774, page 221, and as revised by Book 6823, page 962, and Book 6893, page 62.

4. All matters shown on Plat recorded in Book 6900, page 98, Book 6250, page 825, and Ordinance No. 84-142.

5. Utilities reserved in Ordinance No. 84-360, as to that portion formerly within Long Blvd. (now closed).

6. Easement and Maintenance Agreement as set forth in Book 7051, page 572.

7. Sewer Easement(s) to City of Nashville, as set forth in instrument recorded in Book 2270, page 206.

8. Easement(s) shown on Plat of Iroquois Apartments of record in Book 2133, page 98.

Grantor also transfers hereby all of its rights and obligations under each and every lease affecting the above-described real estate, and Grantees, by the acceptance and recording of this Special Warranty Deed, accept and assume all of such rights and obligations.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 22nd day of May, 1992.

"GRANTOR"

FAIRMONT ASSOCIATES II,
a joint venture

By: ROY S. JONES CONSTRUCTION, CO., INC., Venturer

By: Roy S. Jones, President
Roy S. Jones, President

I 5 4 7 4

IDENTIF. REFERENCE

JUN 2 1 23 PM '92

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Otha M. Bowers, a Notary Public for the State and County aforesaid, Roy S. Jones, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker [for which he signed] and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22 day of May, 1992.

Notary Public

My commission expires:
7-23-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

AFFIANT

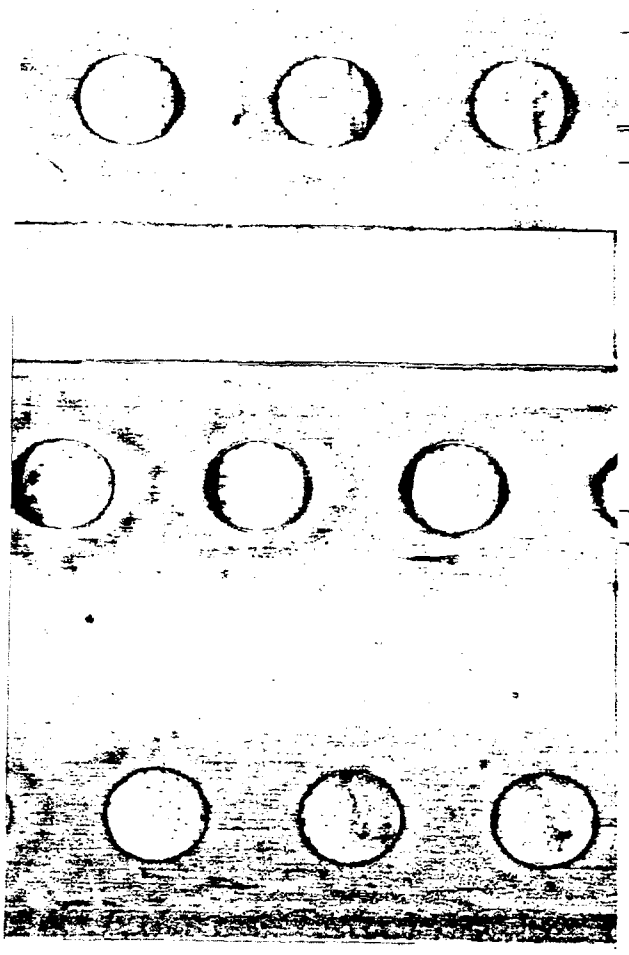
SUBSCRIBED and sworn to before me, this 22 day of May, 1992.

Notary Public

My Commission Expires:
7-23-94

6928 06/02 0101 03CHECK 287.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8640 PAGE 847

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	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	9.00
TOTAL	287.50
CHECK	287.50

06/02/92 01 13:21 0001 6928

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E 5474

IDENTIF. REFERENCE

JUN 2 1 23 PM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 536731