BOOK 8681 PAGE 596

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July 1992

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Devereaux D. Cannon, Jr., 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
HILSEA HOLDINGS, LTD. (NAME)	HILSEA HOLDINGS, LTD. (NAME)	92-15-168
P. O. Box 198304 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 198304 (STREET ADDRESS)	92-15-169
Nashville, TN 37219-8304 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37219-8304 (CITY) (STATE) (ZIP)	92-15-170

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 LOUISE-DOUGLAS-WEST END PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HILSEA HOLDINGS LTD., A FOREIGN COMPANY REGISTERED IN GIBRALTAR

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:

TRACT I: Land in Davidson County, Tennessee, being Lot Nos. 13 and 14 on the Map of Buford's Subdivision of Part of the Elliston Land, as of record in Book 332, page 8, Register's Office for said County, to which reference is here made for a more particular description of said lots.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 15 on the Map of Buford's Subdivision of a part of the Elliston Lands, of record in Book 332, page 8, Register's Office for said County, to which reference is here made for a more particular description of said lots.

Being the same property conveyed to Louise-Douglas-West End Properties, a Tennessee general partnership by deed from Dalton Development Corporation, a Tennessee corporation, of record in Book 8367, page 575, Register's Office for Davidson County, Tennessee.

IDENTIF. TREFERENCE

29900

FELIX E. MCCONNICO REGISTER
DAVIDSON COUNTY TN.
Jul 22 12 20 PM '92

This is unimproved ( ) / improved (X) property, known as 2221 Elliston Place-118 Louise Ave.- 114 Louise Ave. 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 our hand s this 22nd day of July, 1992

LOUISE-DOUGLAS-WEST END PROPERTIES

By: _____
ARTHUR DRISCOLL, JR., PARTNER

_____
THOMAS A. POWERS, PARTNER

_____
LYNN M. DAVIS, JR., PARTNER

_____
J. RICHARD FRANZ, PARTNER

STATE OF TENNESSEE }
Davidson County }

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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

TATE OF TENNESSEE)
OUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Arthur Driscoll, Jr., Lynn M. Davis, Jr., J. Richard Franz, and Thomas A. Powers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged themselves to be partners of Louise-Douglas-West Properties, the within named bargainor, a partnership, and that they as such partners being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

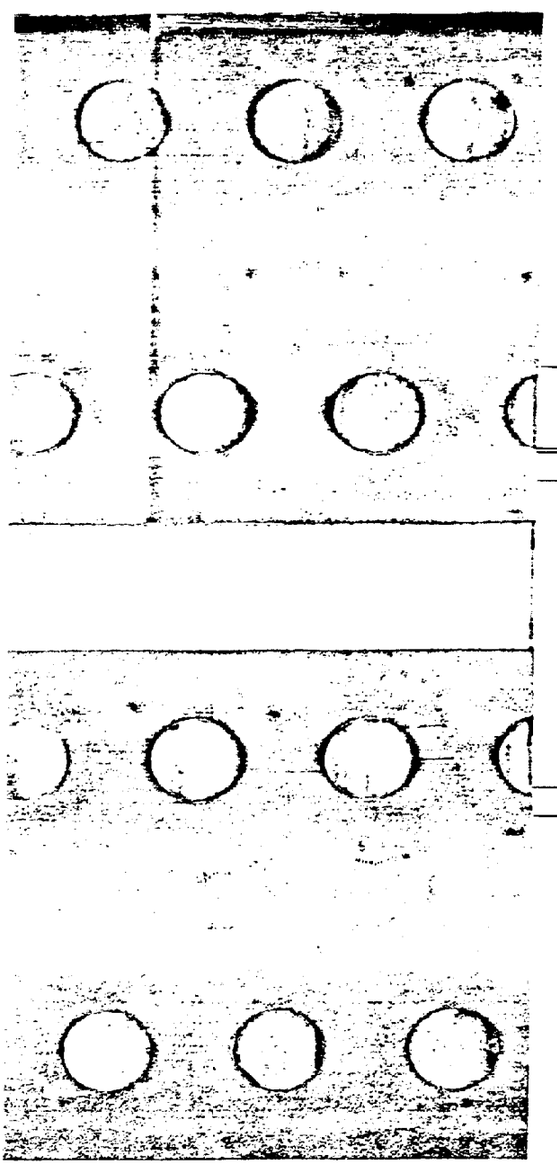
Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July, 1992.

_____
Notary Public

My Commission expires:

1/22/95

22 JUL 92 11:01 03CHECK 2506.50



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
675000.00
CON TX 2497.50
PRFEE 1.00
WDEED 8.00
TOTAL 2506.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 2506.50

07/22/92 01 12:21 0001 7840

29600

IDENTIF. REFERENCE

JUL 22 12 20 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 552549