44

This Instrument Was Prepared By:
Gerald G. Patterson, Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

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Address New Owner(s): Reunion Properties Limited
c/o Mr. Terry A. Hemmings
2910 [redacted] Poston Ave.
Nashville, TN 37203

Send Tax Bills to New Owner

Map: 104-2-P
Parcel: 2CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, POSTON AVENUE PARTNERSHIP, a Tennessee general partnership, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to REUNION PROPERTIES LIMITED, a Tennessee general partnership, (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Poston Avenue Office Condominium, a horizontal property regime established by Master Deed of record in Book 7664, page 320, Register's Office for Davidson County, Tennessee, as amended in Book 7799, page 685, Register's Office for Davidson County, Tennessee, said Unit being depicted on the condominium site plan attached as Exhibit B to the aforementioned Master Deed, as amended.
>
> Being part of the same property conveyed to Poston Avenue Partnership, a Tennessee general partnership, by deed from Poston Plaza Associates, a Tennessee general partnership, of record in Book 7404, page 489, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 1993, a lien, but not yet due and payable. Map 104-2-P, Parcel 2CO

2. Liens for any unpaid assessments, special assessments, or taxes assessed by correction pursuant to the provisions of TCA §67-5-603.

3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-laws for Poston Avenue Office Condominium of record in Book 7664, page 320, Register's Office for Davidson County, Tennessee, as amended in Book 7799, page 685, said Register's Office.

4. Terms and limitations imposed by the Tennessee Horizontal Property Act, T.C.A. §§66-27-101, et seq.

This is improved property known as 2908-B Poston Avenue, Nashville, Tennessee 37201.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of January, 1993.

POSTON AVENUE PARTNERSHIP,
a Tennessee general partnership

By: _____
Karl E. Haury, Jr., Partner

By: _____
J. Thomas Patterson, III, Partner

By: _____
Steve G. Fridrich, Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Karl E. Haury, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of Poston Avenue Partnership, the within named bargainor, a Tennessee general partnership, and that he as such general partner, being authorized so to to, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as general partner.

Witness my hand and seal, at office in Nashville, Tennessee this 8th day of January, 1993.

_____
Notary Public

My Commission Expires:

March 25, 1995

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Thomas Patterson, III with whom I am personally acquainted (or proved to me on the

basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of Poston Avenue Partnership, the within named bargainor, a Tennessee general partnership, and that he as such general partner, being authorized so to to, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as general partner.

Witness my hand and seal, at office in Nashville, Tennessee this 6th day of January, 1993.

Notary Public

My Commission Expires:
March 25, 1995

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Steve G. Fridrich with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of Poston Avenue Partnership, the within named bargainor, a Tennessee general partnership, and that he as such general partner, being authorized so to to, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as general partner.

Witness my hand and seal, at office in Nashville, Tennessee this 8th day of January, 1993.

Notary Public

My Commission Expires:
March 25, 1995

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $495,000.00.

Affiant

Subscribed and sworn to before me,
this 8th day of January, 1993.

Notary Public

My Commission Expires:
March 25, 1995

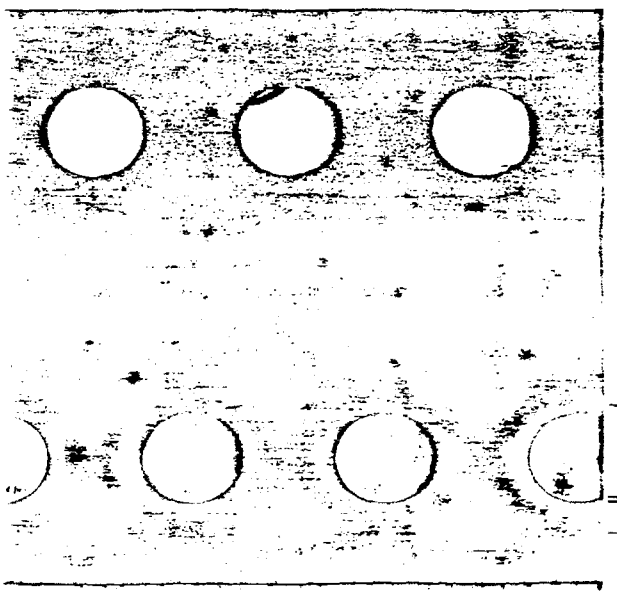
4256 01/08 0101 03CHECK 1844.50

JAN 8 4 10 PM '93
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

8 1 1.8 4

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

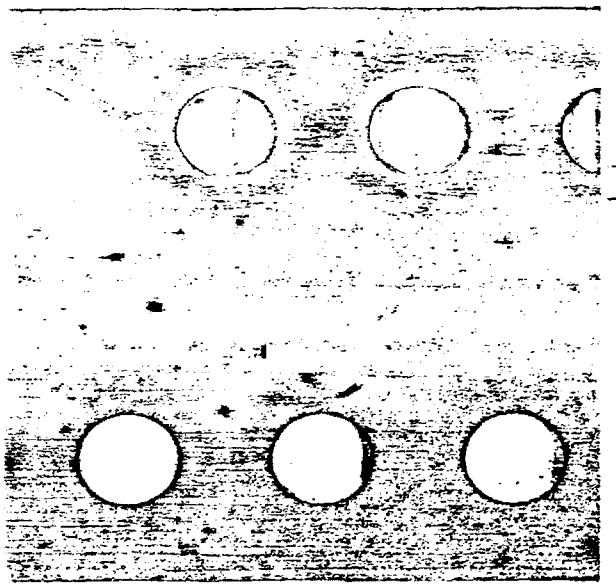
RECEIVED OF _____

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 495000.00
CON TX 1831.50
PRFEE 1.00
WDEED 12.00
TOTAL 1844.50
CHECK 1844.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4256

8 1 1:8.4

IDENTIFICATION REFERENCE

JAN 8 4 18 PM '93

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 609049