This Instrument Prepared By:
David I. Komisar
211 Printer's Alley Building
Nashville, TN 37201-1414

BOOK 8932 PAGE 516

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.

Roy Flowers
AFFIANT

Sworn to and subscribed to before me on this the 30th day of April, 1993.

Dana Cathey
NOTARY PUBLIC

COMMISSION EXPIRES: 3-23-96

14709

IDENTIFICATION REFERENCE

APR 30 2 53 PM '93

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

PICK-UP

Name & Address of Property Owner:

David I. Komisar and Theresa W. Doyle
211 Printer's Alley Building
Nashville, TN 37201-1414

Map & Parcel Numbers:

093-02-3B-009
093-02-3B-014
093-02-3B-004

Send Tax Bills to the above.

WARRANTY DEED

1184 04/30 0101 03CHECK 808.50

This conveyance made the 30th day of April, 1993 by and between Roy Conway Flowers, a single man, hereinafter referred to as "Grantor" and David I. Komisar, a single man and Theresa W. Doyle, a single woman, hereinafter referred to as the "Grantees".

WITNESSETH

THEREFORE in consideration of ten dollars cash in hand paid by the Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged Grantor does transfer and convey unto David I. Komisar, a single man, and Theresa W. Doyle, a single woman as tenants in common in equal shares the following described property located in Davidson County, Tennessee.

Those certain premises comprising a portion of the project known as 211 Printer's Alley Building, said Project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 16th day of April, 1981, and recorded in the Register's Office, Davidson County, Tennessee in Book 5741, page 389, said premises being more particularly described as follows:

Unit space labeled 4-A 2-C 4-C (being the 4th floor and accompanying area of said Project) as shown on the plan recorded in Book 5200, page 331, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in said declaration, and an undivided 20% interest appurtenant to the unit in all common

elements of said Project as described in said declaration including the building and land described below:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the Original Plan of Nashville, not of record, being Lot No. 2 and the northerly part of Lot No. 3 in the Subdivision of the John Waters Property, plan not of record, described as follows:

Beginning on the westerly margin of Third Avenue, North 160 feet 8 inches northerly from the northerly margin of Church Street, being Stelzer's and Brown's northeast corner; thence with the westerly margin of said Avenue, northerly 30 feet more or less, to the corner of Lots 2 and 1 of the Water's Plan, also being Gertrude B. Whitworth's southeast corner; thence with Whitworth's south line and with the line between Lots 1 and 2 westerly 175 feet, more or less, to the easterly margin of said alley, southerly 30 feet, more or less, to said Stelzer's and Brown's northwest corner; thence with their North line, easterly 175 feet, more or less, to the beginning.

Being part of the same property conveyed to Roy Conway Flowers, a single man, by deed from J.M. Grissim, Trustee, of record in Book 5758, page 727, Register's Office, Davidson County, Tennessee.

Said conveyance shall include the right of ingress and egress from said property and the right to use, for all proper purposes in common with the Grantor, his successors and assigns, and all other occupants from time to time, any and all portions of the project designated by statute and the declaration as common elements.

Said conveyance shall be subject to the following reservations, restrictions and use and covenants and obligations as set forth in the Master Deed and Declaration dated April 16th, 1981 and of record in the Register's Office for Davidson County, Tennessee, in Book 5741, page 389, as set forth in the By-Laws of the Association of the Owners attached thereto, and as it may be amended from time to time, all of which restrictions, payment of charges, and all other covenants, agreements, obligations, conditions and provisions are incorporated in this deed by reference, and shall constitute covenants running with the land, equitable servitude and liens to the extent set forth in said documents and as provided by law, and all of which are accepted by the Grantees as binding and to be binding on the Grantees and his or its successors, heirs, administrators, executors, and assigns or the heirs and assigns of the survivor of them, as the case may be.

To have and to hold the same with all improvements, tenements, rights, easements, privileges and appurtenances thereunto belonging or otherwise appertaining or held or enjoyed therewith unto the Grantees and his, their or its successors, heirs, administrators, executors and assigns or the heirs and assigns of the survivors of them, as the case may be, subject as aforesaid, forever.

And the Grantees in consideration of the foregoing conveyance hereby covenant and agree with the Grantor and the Grantees, assume and agree to pay the pro-rata share, in the same proportion as the undivided interest conveyed herein, of the principal balance due under the above described assessment as and when the principal and interest fall due and will save the Grantor, his successors and assigns harmless and will indemnify them against all claims and demands whatsoever which shall hereafter arise from and in connection with said assessment.

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and

forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, the Grantor and the Grantees have caused this conveyance to be executed on the day and year first above written.

Roy Conway Flowers

ROY CONWAY FLOWERS, GRANTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Roy Conway Flowers, 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.

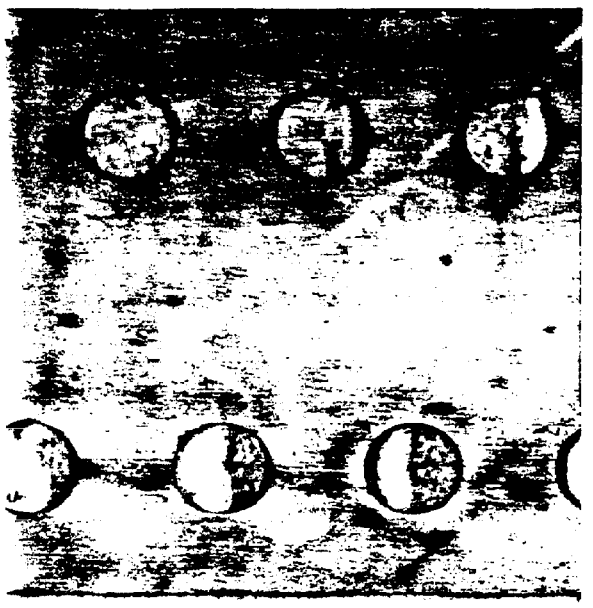
Witness my hand and official seal at office this 30th day of April, 1993.

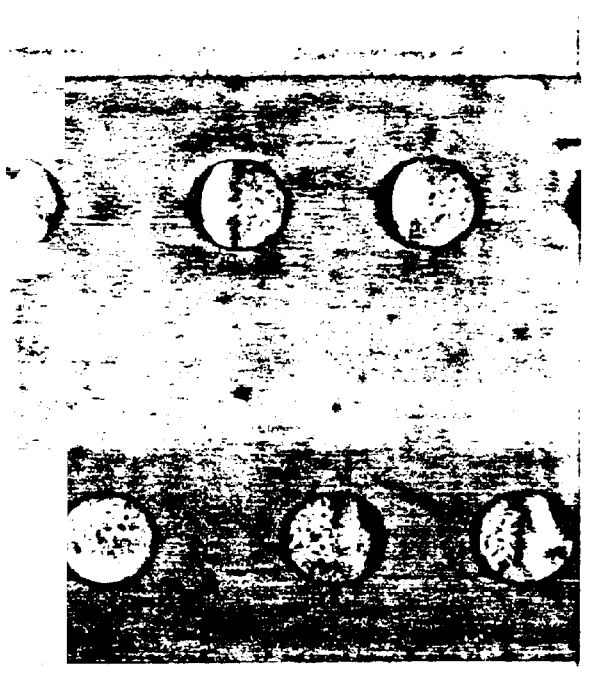
Dana Cothern

NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
3-23-96





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 215000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CON TX 795.50
PRFEE 1.00
WDEED 12.00
TOTAL 808.50
CHECK 808.50

04/30/93 01 14:51 0001 1184

APR 30 2 54 PM '93

IDENTIFICATION REFERENCE

14709

F. Z. WILSON II REG
DAVIDSON COUNTY

No. 645868