37

BOOK 9060 PAGE 231

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Barry M. Coburn and James Joseph Yelich 33 Music Square W, Suite 110 Nashville, TN 37203	92-16A-8 CO	Same
This instrument prepared by: Boult, Cummings, Conners & Berry 222 Third Avenue North, P.O. Box 198062, Nashville, TN 37219		

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, Georgetown Place Associates, Ltd., a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Barry M. Coburn and James Joseph Yelich (the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. The premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Georgetown Place Office Condominiums, of record in Book 6241, page 303, and First Amendment thereto of record in Book 6431, page 85, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me this 5th day of August, 1993.

Notary Public
My Commission Expires: 11-30-96

7125/LBL
000000.001/ 8/10/93

NOTARY PUBLIC

6241, page 334, Register's Office for Davidson County, Tennessee.

3. Easements retained in Metropolitan Government of Nashville and Davidson County Council Bill No. 77-577. (Applicable to common elements)

4. All matters shown on the Plan of Georgetown Place Office Condominiums of record in Book 6050, page 30, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit 102 B, Georgetown Place Office Condominiums, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 25th day of August, 1993.

GEORGETOWN PLACE ASSOCIATES, LTD.

By: Trion Properties, Inc.,
Managing General Partner

By: _____

Title: Ex. V.P.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Kim Hamrick, Notary Public Amy E. Kromer, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained and further acknowledged that he is the Executive Assistant of Trion Properties, Inc, a corporation, and that said corporation is the Managing General Partner of Georgetown Place Associates, Ltd., a limited partnership, and is authorized by said corporation, said corporation being authorized by Georgetown Place Associates, Ltd., to execute this instrument on behalf of Georgetown Place Associates, Ltd.

WITNESS my hand, at office, this 25th day of August, 1993.

_____
Notary Public

My Commisison Expires: 11-20-94

77125/LBL
999999-001/ 8/19/93

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 102B as shown on Exhibit A-1 to the Master Deed for Georgetown Place Office Condominiums of record in Book 6241, page 303, as revised by a First Amendment thereto of record in Book 6431, page 85, Register's Office for Davidson County, Tennessee, together with an undivided interest in the Common Elements and other rights set forth in such Master Deed, as revised, being part of Section One on the Plan of Georgetown Place of record in Book 6050, page 30, Register's Office for Davidson County, Tennessee.

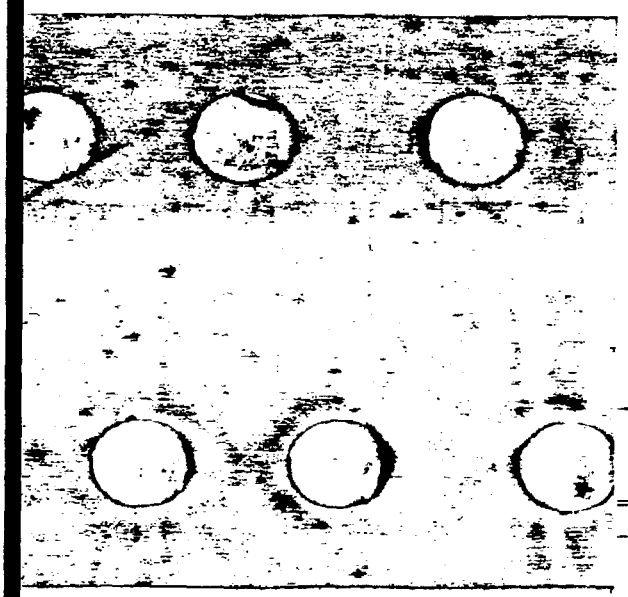
Being part of the same property conveyed to Georgetown Place Associates, Ltd., a Tennessee Limited Partnership by deed from Kelso Herston and James T. Smith of record in Book 6239, page 814 and by deed from Ron Chancey of record in Book 6239, page 817, Register's Office for Davidson County, Tennessee.

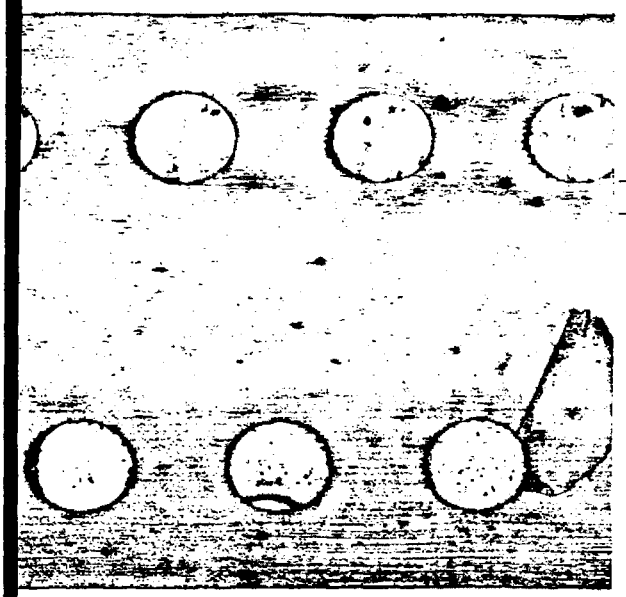
56589
IDENTIF. ↑ REFERENCE

93 AUG 27 PM 1:00

4747 08/27 0101 032HEDK 623.50

77125/LBL
999999-001/ 8/19/93





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	
				165000.00
			CON TX	610.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	623.50
			CHECK	623.50
08/27/93	01		12:59 0001	4747

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56589
IDENTIF. ↑ REFERENCE

93 AUG 27 PM 1:00

No. 691038