Box 44

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Box 5068
35

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of January, 1994.

Notary Public

My Commission Expires

This instrument prepared by:
Allen D. Lentz
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue North
Third Floor
P.O. Box 198888
Nashville, TN 37219-8888

Address new owner:	Send Tax Bills To:	Map/Parcel Number
Mario Ferrari 900 19th Avenue S. #1202 Nashville, TN 37212	SAME	92-16-B-109

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GILBERT STROUD MERRITT AND WIFE, ROBIN SAXON MERRITT**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MARIO FERRARI**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1202, Level 14, of University Square Condominium Apartments, as shown on the Plan of record in Book 6900, page 124, Register's Office for said County, as established by Master Deed of record in Book 7051, page 529,* said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in "Exhibit A" of said Master Deed. *as amended in Book 7119, page 884

Being the same property conveyed to Gilbert Stroud Merritt, unmarried, by deed from University Square Joint Venture, consisting of William Leighton Reed,m William King Self, Jr., and Randall C. Ferguson, Trustee, of record in Book 7589, page 977, Register's Office for Davidson County, Tennessee.

Gilbert Stroud Merritt and Gilbert S. Merritt are one and the same person.

This conveyance is made subject to:

1. 1994 Taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed Establishing a Horizontal Property Regime of University Square Condominium, of record in Book 7051, page 529 and amended in Book 7119, page 884, Register's Office for said County.

3. Matters shown on the Plan of record in Book 6900, page 124, Register's Office for said County.

This is improved property known as: 900 19th Avenue South #1202, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and they do covenant with the said Grantee that they 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 they do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 18th day of January, 1994.

Gilbert Stroud Merritt

Robin Saxon Merritt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GILBERT STROUD MERRITT AND WIFE, ROBIN SAXON MERRITT, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of January, 1994.

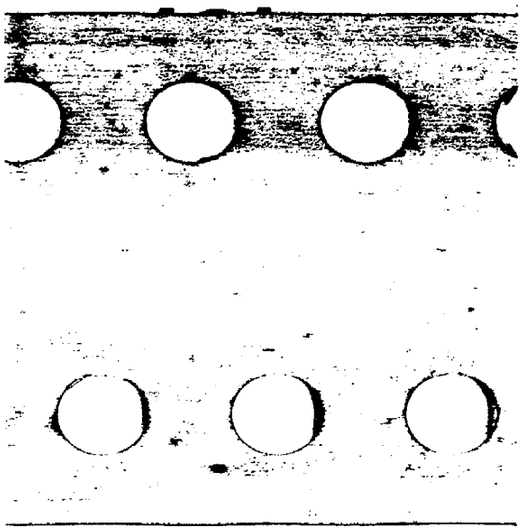
Notary Public

My Commission Expires: Jan 20 1996

1524 01/20 0101 03CHECK 1063.50

09344
IDENTIF. # REFERENCE

94 JAN 20 PM 3:31
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

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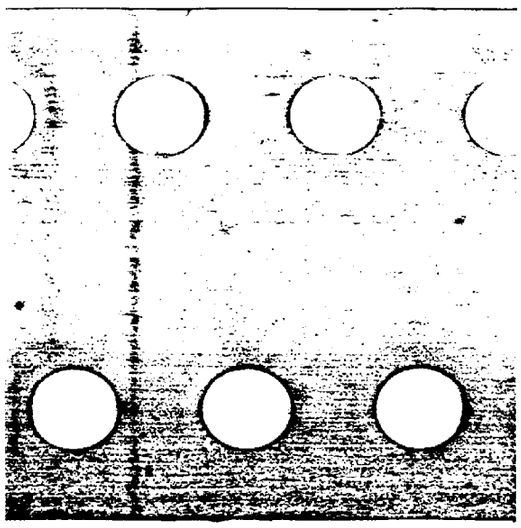
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 285000.00
CON TX 1054.50
PRFEE 1.00
WDEED 8.00
TOTAL 1063.50
CHECK 1063.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/20/94 01 15:32 0001 1524



09344
IDENTIF. ◆ REFERENCE

94 JAN 20 PM 3:31
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 747489