BOOK 9296 PG 753

This instrument prepared by:
Stephen F. Wood, Jr., Esq. BOB62
SHERRARD & ROE
424 Church Street, Suite 2000
Nashville, Tennessee 37219

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
West End Terrace, Inc. c/o Clarence Sutherland 109 Kenner Avenue, Suite 100 Nashville, TN 37205	Same	Map 103-2-C Parcel 82

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Joyce D. Hanson, a single person (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto West End Terrace, Inc., a Tennessee corporation (hereinafter referred to as the "Grantee") and to the said Grantee's heirs, successors, and assigns certain real estate in the County of Davidson, State of Tennessee, as more particularly described in Schedule A attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property"):

This is improved property known as 276 White Bridge Pike, Unit 82, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns forever. Grantor covenants that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered, except for those matters set forth on Schedule B attached hereto and incorporated herein by this reference (hereinafter referred to as the "Permitted Title Exceptions"). Subject only to the Permitted Title Exceptions, Grantor further covenants and binds herself, her successors and representatives to warrant and forever defend forever the title to said Property to the Grantee and to the Grantee's heirs, successors and assigns against the lawful claims of all persons.

IN TESTIMONY WHEREOF, the Grantor has caused this instrument to be executed as of the 24th day of February, 1994.

Joyce D. Hanson KMW

STATE OF Tennessee)
)
COUNTY OF DAVIDSON)

Before me, KATHERINE M. ROSS, a Notary Public in and for the County and State aforesaid, personally appeared Joyce D. Hanson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged that she/he is the within named bargainor, and that she/he further acknowledged that she/he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in NASHVILLE, TN, this 24TH day of February, 1994.

Katherine M Ross
Notary Public

My commission expires: 1/27/96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is $10,000.

AFFIANT

Sworn to and subscribed before me
this 31 day of March, 1994.

NOTARY PUBLIC

My commission expires: 1-25-97

Schedule A to Warranty Deed

Description of Property

Unit No. 82, as shown on the Plan of West End Terrace, a condominium development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Terrace, a Condominium, of record in Book 6657, page 549, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joyce D. Hanson by deed from West End Terrace, Inc., a Tennessee corporation, of record in Book 6673, page 777, Register's Office for Davidson County, Tennessee.

Schedule B to Warranty Deed

Permitted Title Exceptions

(i) Taxes for 1994 and subsequent years.

(ii) Limitations and conditions imposed by the "Horizontal Property Act" as set out in Sections 64-2701, et seq. of the Tennessee Code Annotated.

(iii) The terms, provisions, covenants, conditions and rights established by and contained in the Master Deed and Bylaws for West End Terrace, a Condominium, recorded in Book 6657, page 549, Register's Office for Davidson County, Tennessee.

(iv) Restrictive Covenants contained in instrument of record in Book 3642, page 417, said Register's Office.

(v) Rights with reference to an 8 inch sanitary sewer shown on Plans for project No. 64-s-16 on file in the Office of Metropolitan Sewerage Service Division, as referred to in deed of conveyance of record in Book 3840, page 386, said Register's Office.

(vi) Easement for sanitary sewers and/or storm drainage granted Metropolitan Government by William G. Blackman, of record in Book 3859, page 859, said Register's Office.

(vii) Permanent and temporary construction easements as set out in Final Order of record in Book 5894, page 97 and 101, said Register's Office.

(viii) An easement for television cable granted Viacom Cablevision by instrument of record in Book 5974, page 755, said Register's Office.

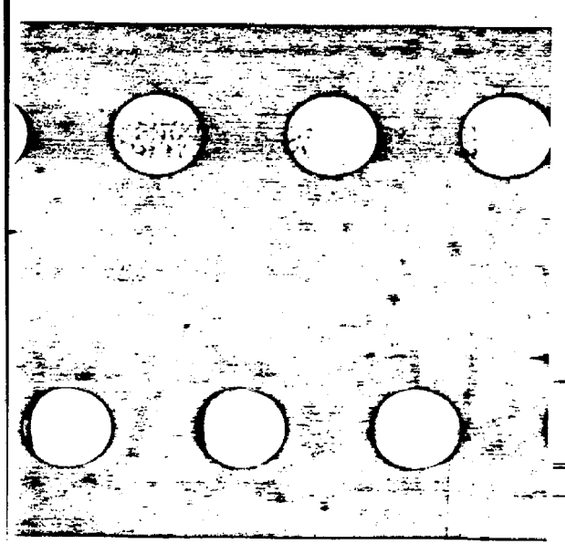
(ix) An unrecorded lease agreement with Home Coin Laundry dated December 6, 1977.

(x) Rights of tenant in possession under existing lease.

33938
IDENTIF. & REFERENCE

94 MAR 31 PM 2:25
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

8513 03/31 0101 01CASH
58.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

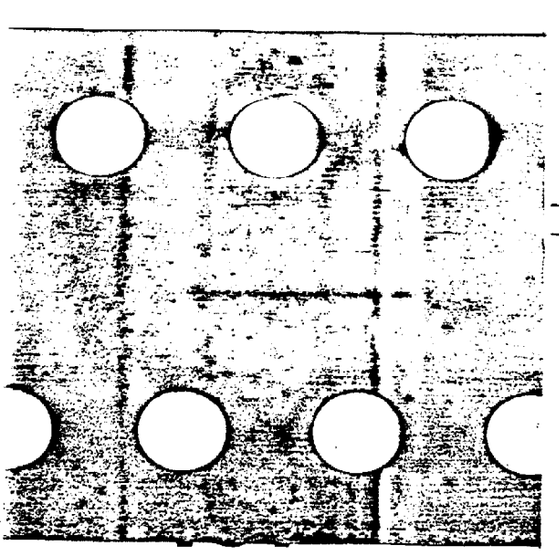
FOR _____

BOOK 9296 PG 758

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	~~10000.00~~
			CON TX	37.00
			PRFEE	1.00
			WDEED	20.00
			TOTAL	58.00
			CASH	58.00
03/31/94	01		14:25 0001	8513

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



33938
IDENTIFICATION REFERENCE

94 MAR 31 PM 2:25

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 773789