This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
David W. Layne and Suzanne L. Layne
900 19th Avenue South, Unit 401
Nashville, Tennessee 37212

SEND TAX BILL:
NEW OWNER

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 92-16B
GROUP
PARCEL 36

WARRANTY DEED

BOOK 9389 PAGE 776

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James R. Newpart and wife, Myrna M. Newpart, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David W. Layne and wife, Suzanne L. Layne, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Unit 401, Level 6, of University Square Condominium Apartments, as shown on the Plan of record in Book 6900, page 124, Register's Office for said County, and as established by Master Deed of record in Book 7051, page 529, said Register's Office, as amended in Book 7119, page 884, 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. See attached letter.
>
> BEING the same property conveyed to James R. Newpart and wife, Myrna M. Newpart by deed from University Square Joint Venture, a joint venture composed of Charles C. Brown, Jr., William Leighton Reed, William King Self, Jr. and Randall C. Ferguson, Trustee, as of record in Book 7296, page 714, Register's Office for Davidson County, Tennessee.

This is improved property known as 900 19th Avenue South, Unit 401, Nashville, TN 37212.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David W. Layne and wife, Suzanne L. Layne, their heirs and assigns, forever; and we, James R. Newpart and wife, Myrna M. Newpart, do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the

said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 27th day of June, 1994.

James R. Newpart
James R. Newpart

Myrna M. Newpart by James R. Newpart, Atty-in-fact
Myrna M. Newpart, by James R. Newpart, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James R. Newpart 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of June, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James R. Newpart 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 Warranty Deed for the purposes therein contained and who further acknowledged upon oath or affirmation that he is the attorney-in-fact for Myrna M. Newpart, being authorized by Myrna M. Newpart to execute this instrument on behalf of Myrna M. Newpart as her attorney-in-fact..

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of June, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, ~~whichever is~~ greater, for this transfer is $ 54,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of June, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

University Square

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June 13, 1994

Mr. Tom Lawless
Lawless and Associates
First American Center
19th Floor
Nashville, TN 37238

Dear Mr. Lawless:

At the request of Mr. Ken Oakes we are furnishing this information:

Browning-Gordon & Co., Inc. received certain information from University Square to assist them in the management of this property. One document shows the platt of the parking area with unit numbers for each space. This platt shows unit number 401 in space number 17 in indoor parking designated P-3, South.

The management company has no records which would show clear title to any of these spaces.

Sincerely,

Bill O'Donnell

Bill O'Donnell

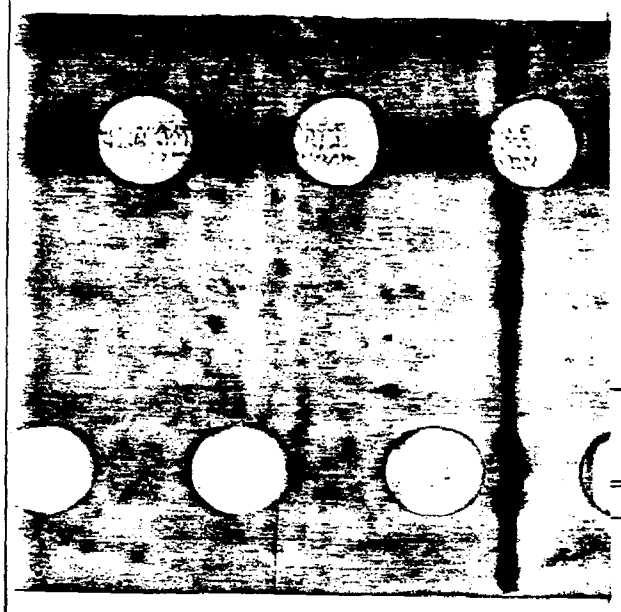
BOD/the

65282
IDENTIF. & REFERENCE

94 JUN 27 PM 3:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0724 06/27 0101 03CHECK 212-88



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

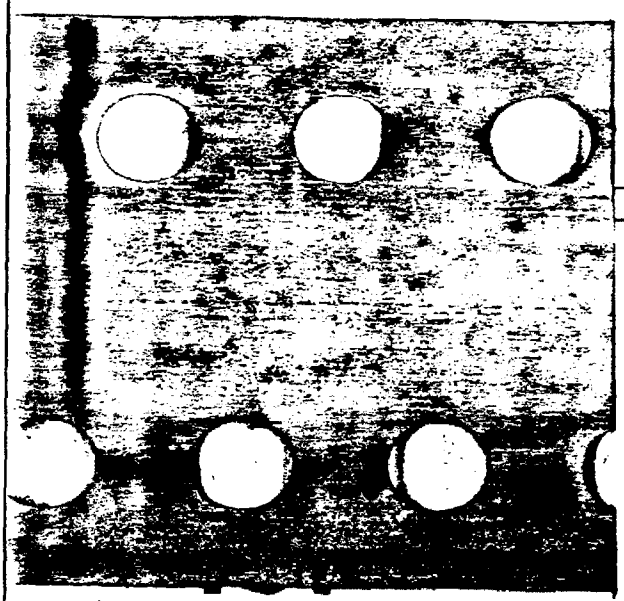
FOR _____

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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	54000.00
			CON TX	199.80
			PRFEE	1.00
			WDEED	12.00
			TOTAL	212.80
			CHECK	212.80

06/27/94 01 15:16 0001 0724



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65282
IDENTIF. # REFERENCE

94 JUN 27 PM 3:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 807406