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WARRANTY DEED

FROM: **Norman D. Hasty and wife, Kathryn T. Hasty**
TO: Metropolitan Equities, L.P.

Address New Owner(s):

Metropolitan Equities, L.P.
P. O. Box 23857
Nashville, Tennessee 37202-3857

Send Tax Bills to:
Same

Map-Parcel No.
104-11E- 1,2,3,
3,4,5,6,
7,8,9,10

This instrument prepared by: Mimi S. Hurd, Attorney at Law, 545 Mainstream Drive, Nashville TN 37228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $533,696.36.

NOTARY PUBLIC AT LARGE TENN. MIMI S. HURD

AFFIANT

Subscribed and sworn to before me, this the 16th day of August, 1994.

NOTARY PUBLIC

My commission expires: March 23, 1996

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, Norman D. Hasty and wife, Kathryn T. Hasty hereinafter called "Grantors," have this day bargained and sold, and do hereby transfer and convey unto Metropolitan Equities, L. P. hereinafter called "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being a part of the Plan of Portland Place Condominiums as of record in Book 6557, page 269, Register's Office for Davidson County, Tennessee, the part hereby described as follows:

BEING Units No. 1-A, 2-B, 3-C, 4-D, 5-E, 6-F, 7-G, 8-H, 9-I, 10-J on said plan described by the Master Deed Establishing Horizontal Property Regime with respect to Portland Place Condominiums, of record in Book 6557, page 261, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

SAID Portland Place Condominiums, being more particularly described in Tracts I and II as follows:

TRACT I: Land in Davidson County, Tennessee, being the southerly part of Lot No. 10 on the Map of W. W. Dillon's Subdivision of Lots Nos. 1 and 2 in Geo. I. Waddey's Subdivision of the Baxter Lands, as of record in Book 332, page 115, Register's office for Davidson County, Tennessee.

SAID part of Lot No. 10 fronts 50 feet on the northerly side of Portland Avenue, formerly Overall Street, and runs back between parallel lines 145 feet to the southerly margin of a private alley.

TRACT II: LAND in Davidson County, Tennessee being the southerly part of Lot No. 11 on the Map of W. W. Dillon's Subdivision of Lots Nos. 1 and 2 in Geo. I. Waddey's Subdivision of the Baxter Lands, as of record in Book 332, Page 115, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 11 fronts 50 feet on the northerly side of Portland Avenue, formerly Overall Street, and runs back between parallel lines, with the easterly margin of Calhoun Street, 145 feet, more or less, to the southerly margin of a private alley.

BEING the same property conveyed to Jerome Glaser, Norman D. Hasty and Turner P. Williams by deed from Bailey Enterprises, Inc., of record in Book 6567, page 341, Register's Office for Davidson County, Tennessee. Jerome Glaser having conveyed his 1/3 interest to Norman D. Hasty, by deed of record in book 6805, page 629,

Register's Office for Davidson County, Tennessee. Turner P. Williams having conveyed his 1/3 interest to Norman D. Hasty, by deed of record in Book 6811, page 70, Registers's Office of Davidson County, Tennessee. Norman D. Hasty having created a tenancy by the entirety with his wife, Kathryn T. Hasty by deed of record in Book 8765, page 614, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit Nos. 1-10, Portland Place Condominiums, 2114-2132 Portland Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except:

1. Taxes for the year 1994, a lien but not yet due and payable.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 6557, pages 261 through 294.

3. All matters as shown on the Plat recorded in Book 6557, page 269, said Register's Office.

4. Rights of tenants in possession.

IN WITNESS WHEREOF, the parties have executed this instrument on this 16 day of August, 1994.

"GRANTORS"

Norman D Hasty MD
Norman D. Hasty

8556 08/16 0101 03CHECK 1983.69

Kathryn T. Hasty
Kathryn T. Hasty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mimi S Hurd, a Notary Public in and for said County and State, Norman D. Hasty and wife, Kathryn T. Hasty, the bargainors, with both of whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of August, 1994.

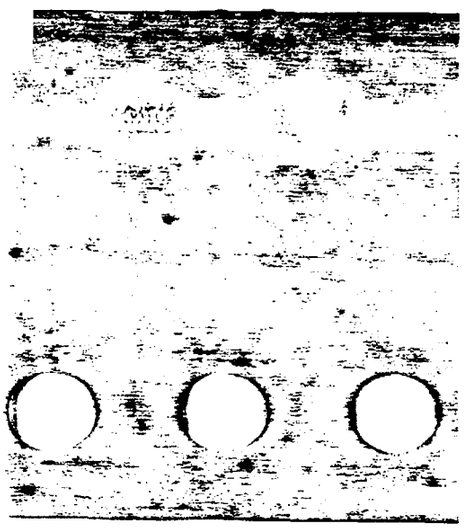
Notary Public

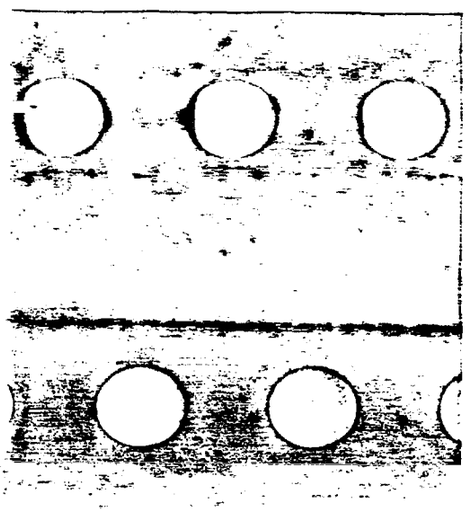
My commission expires: March 23, 1996

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

94 AUG 16 PM 3:46 FILED & RECORDED REGISTER DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 81790





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 533696.36
CON TX 1974.69
PRFEE 1.00
WDEED 8.00
TOTAL 1983.69
CHECK ~~1983.69~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK. ~~8/26/94 01 15:48 0001 8556~~

81790
IDENTIF. & REFERENCE

94 AUG 16 PM 3:46

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 825015