Box 37
LL

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Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Richard Russell Realty, L.L.C. 33 Music Square West Suite 110 Nashville, TN. 37203	92-16A-10	Same
This instrument prepared by: Boult, Cummings, Conners & Berry 414 Union Street, Suite 1600, 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 Richard Russell Realty, L.L.C., a limited liability company, (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows: (the "Property").

> Land in Davidson County, Tennessee, being Unit 106B as shown Exhibit A-1 to the Master Deed for Georgetown Place Office Condominiums of record in Book 6241, page 303, as revised by 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 of the Plan of Georgetown Place of record in Book 6050, page 30, said Register's Office.
>
> Being part of the same property conveyed to Georgetown Place Associates, Ltd., 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.

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me this 1ST day of September, 1994.

Melissa Wald
Notary Public
My Commission Expires: Nov. 22, 1997

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

3. The Property is a condominium established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 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 6241, page 334, said Register's Office.

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

This is improved property, located at 33 Music Square West, Suite 106B, Nashville, Tennessee 37203.

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

Grantor covenants with the Grantee 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 Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 15th day of September, 1994.

GEORGETOWN PLACE ASSOCIATES, LTD.,
a Tennessee limited partnership

By: Trion Properties, Inc.,
Managing General Partner

By: _____
Henry E. Kromer

Title: Executive Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, Notary Public, Henry E. Kromer, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained and further acknowledge that he is Executive Vice President of Trion Properties, Inc., a corporation, and that said corporation is Managing General Partner of Georgetown Place Associates, Ltd., a Tennessee 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 1st day of ~~August~~ September, 1994.

Loretta B. Lane
Notary Public

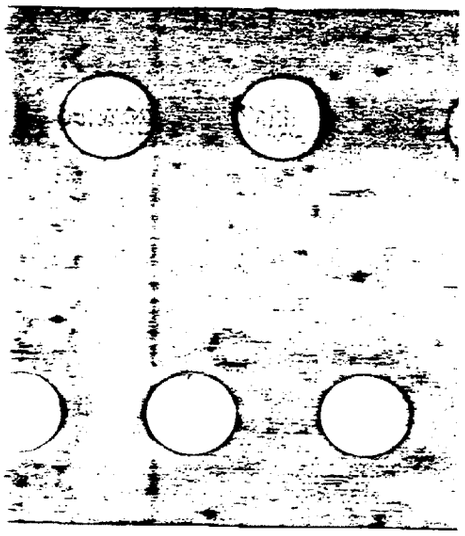
My Commission Expires: 5/23/98

87803
IDENTIF. & REFERENCE

94 SEP -2 PM 3:38

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

5037 09/02 0101 03CHECK 494.00



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	130000.00
CON TX	481.00
PRFEE	1.00
WDEED	12.00
TOTAL	494.00
CHECK	494.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/02/94 01 15:36 0001 5087

87803
IDENTIF. & REFERENCE

94 SEP -2 PM 3:

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 831457