BOOK 9495 PG 868

GENERAL WARRANTY DEED

FROM: John H. Noel, III,
Trustee, Grantor

TO: Richard Russell
Realty, LLC, Grantee

This instrument was prepared by:
Joseph N. Barker, Esq.
Farris, Warfield & Kanaday
Nineteenth Floor
Third National Financial Center
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Richard Russell Realty, LLC 33 Music Square West Suite 110 Nashville, TN 37203	Same	92-16-A-001.00 (Unit 100-A) 92-16-A-007.00 (Unit 100-B)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Forty Thousand and No/100 Dollars ($340,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 17th day of October, 1994.

Notary Public

My Commission Expires: My Commission Expires SEPT. 27, 1997

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, JOHN H. NOEL, III, TRUSTEE, a Tennessee resident,

with full power to encumber, mortgage, sell and convey without the joinder of any beneficiary (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto RICHARD RUSSELL REALTY, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as Unit 100A and Unit 100B, Georgetown Place Office Condominiums, 33 Music Square West, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, his successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the

lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 14 day of October, 1994.

JOHN H. NOEL, III, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JOSEPH N. BARKER, a Notary Public of the State and County aforesaid, personally appeared John Noel, III, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee, and that John Noel, III as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 14 day of October, 1994.

JOSEPH N. BARKER NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

My commission expires: 7-24-98

EXHIBIT A

Property Description

Land and improvements located in Davidson County, Tennessee, described as:

BEING Unit No. 100 A, as shown on Exhibit A-1 to the Master Deed for Georgetown Place Office Condominiums, of record in Book 6241, page 303, as revised by a First Amendment thereto of record in Book 6431, page 85, said Register's Office, 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 on the Plan of Georgetown Place, of record in Book 6050, page 30, which plan voided, vacated, and superseded the recording of Lots Number 84 through 88, inclusive, of the O.B. Hayes Plan of Small Lots, of record in Plan Book 1, page 69, Register's Office for said County.

BEING the same property conveyed to JOHN H. NOEL III, TRUSTEE, with full power, by DEED from GEORGETOWN PLACE ASSOCIATES, LTD., a Tennessee limited partnership of record in Book 6441, page 906, said Register's Office.

AND

BEING Unit No. 100 B, as shown on Exhibit A-1 to the Master Deed for Georgetown Place Office Condominiums of record in Book 6241, page 303, as revised by a First Amendment thereto of record in Book 6431, page 85, said Register's Office, 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 on the Plan of Georgetown Place, of record in Book 6050, page 30, which plan voided, vacated, and superseded the recording of Lots Number 84 through 88, inclusive, of the O. B. Hayes Plan of Small Lots, of record in Plan Book 1, page 69, Register's Office for said County.

BEING the same property conveyed to JOHN H. NOEL, III, TRUSTEE, with full power, by DEED from GEORGETOWN PLACE ASSOCIATES, LTD., a Tennessee limited partnership of record in Book 6441, page 906, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Taxes for 1994, a lien.

2. Restrictions pursuant to Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and the Master Deed establishing a Horizontal Property Regime of Georgetown Place Office Condominiums, of record in Book 6241, page 303, 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.

3. Matters shown on the Plan of record in Book 6050, page 30, said Register's Office.

4. Easement for right-of-way retained in Metropolitan Government of Nashville and Davidson County by Council Bill No. 77-577.

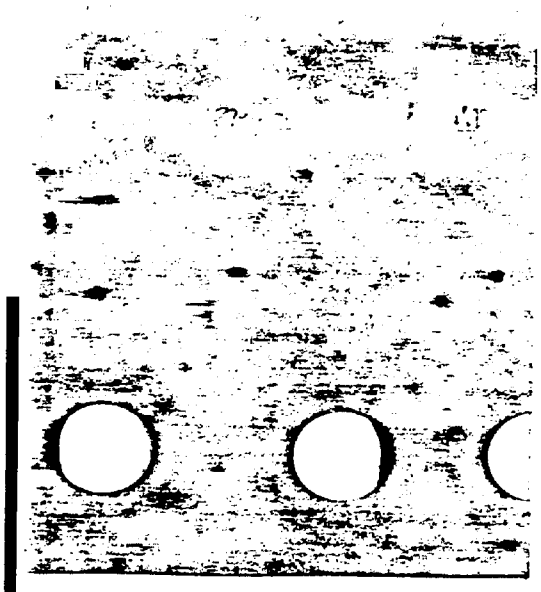
5. Subject to the liens for any unpaid assessments and/or special assessments.

6. Rights of others in & to the common elements.

9182 10/18 0101 03CHECK 1279.00

00852
IDENTIF. & REFERENCE

94 OCT 18 PM 12:19
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.



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

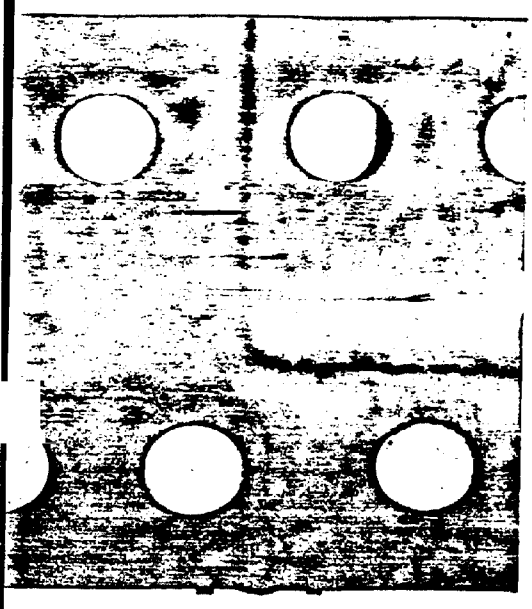
RECEIVED OF _____

FOR _____

BOOK 9495 PG 873

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
340000.00
CON TX 1258.00
PRFEE 1.00
WDEED 20.00
TOTAL 1279.00
CHECK 1279.00

10/18/94 01 12:19 0001 9182

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00852
IDENTIF. ◆ REFERENCE

94 OCT 18 PM 12:19
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 845372