FILE BOX 57 FILE BOX

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

BOOK 9575 PG 277

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 1,575,000.00

Affiant

Subscribed and sworn to before me this 19th day of January, 1995.

Notary Public

My commission expires:

5/25/96

26877
IDENTIFICATION REFERENCE

95 JAN 20 PM 12:22

REGISTER

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
West Town Joint Venture **127 S. 11th Street** **Nashville, TN 37206**	**Same**	**Map 117-4C** **Parcels 1-50**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROSEWOOD HAZELWOOD**

PARTNERS, a Tennessee joint venture composed of Carroll J. Bourg and wife, Karen E. Bourg, Joseph A. Daugherty and wife, Connie Daugherty, John William Myers, Jr., and wife, Bonnie Brown Myers, Andrew J. Shookhoff and wife, Eva Sochorova, Robert S. Whitman, Mary K. Myers, Patsy S. Simkins, Marijo Van Heltebrake, and Thomas L. Whitman and wife, Kathryn A. Whitman, (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **West Town Joint Venture** (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

See Exhibit A attached hereto.

This conveyance is subject to the following:

(a) Taxes for 1995, which have been prorated and are assumed by the Grantee. Map 117-4C, Parcels 1-50

If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. Sec. 67-5-603 et seq.

(b) The Plan, as shown as an Exhibit to the Master Deed, of record in Book 7542, page 881, said Register's Office, shows an Owner's Certificate, and certain easement(s) and setback line(s).

(c) Master Deed of West Town Condominiums of record in Book 7542, page 881, Register's Office for Davidson County, Tennessee.

(d) By-Laws of West Town Homeowners' Association, Inc., of record in Book 7542, page 904, said Register's Office.

(e) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessment, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West Town Condominium.

(f) Temporary Construction Easement conveyed by Deed from Robert E. Young and Robert C. Harris, tenants in common, to the State of Tennessee, dated April 26, 1982, as of record in Book 5877, page 215, said Register's Office. NOTE: Said easement is not executed by the spouses, if any, of Robert E. Young and Robert C. Harris.

(g) Drainage Facility Easement conveyed by Deed from Robert E. Baker, Trustee, to the State of Tennessee, dated July 11, 1984, of record in Book 6348, page 961, said Register's Office.

(h) A survey by Wm. Robert Seigenthaler, dated June 4, 1983, shows concrete pad for dumpster encroaching onto Rosewood Avenue, light pole encroaching onto Rosewood Avenue, a wood-frame greenhouse encroaching on 15 foot alley, and other easements as set out in survey.

(i) The Plan of record in Book 4470, page 184, said Register's Office, shows an Owner's Certificate and a 30 foot minimum building setback line from Rosewood Avenue and Hazelwood Drive.

(j) Agreed Order recorded in Book 7201, page 413, and Book 7556, page 767, said Register's Office, establishing covenants, conditions and restrictions applicable to the property.

This is improved property known as 2820 Hazelwood, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

And the Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind himself, his heirs, successors and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of January 19, 5, 1995.

ROSEWOOD HAZELWOOD PARTNERS,
a Tennessee joint venture composed of:

Carroll J. Bourg

Carroll J. Bourg

Karen E Bourg

Karen E. Bourg

Joseph A Daugherty

Joseph A. Daugherty

Connie Daugherty

Connie Daugherty

John William Myers Jr.

John William Myers, Jr.

Bonnie Brown Myers

Bonnie Brown Myers

/s/ Andrew J. Shookhoff

By: Andrew J Shookhoff

Joseph A. Daugherty, Attorney-In-Fact

Joseph A Daugherty atty in fact

/s/ Eva Sochorova

By: Eva Sochorova

Joseph A. Daugherty, Attorney-In-Fact

Joseph A Daugherty Atty. in fact

Robert S. Whitman

Mary K. Myers

Mary K. Myers

/s/ Patsy S. Simkins

By: Mark A. Simkins, attorney-in-fact
Mark A. Simkins, Attorney-In-Fact

Marijo Van Heltebrake
Marijo Van Heltebrake

/s/ Thomas L. Whitman

By: Robert S. Whitman, Attorney-in-Fact
Robert S. Whitman, Attorney-In-Fact

/s/ Kathryn A. Whitman

By: Robert S. Whitman, Attorney-in-Fact
Robert S. Whitman, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Carroll J. Bourg**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is a joint venturer of **Rosewood Hazelwood Partners**, a Tennessee joint venture, and the within named bargainor, that he as such joint venturer executed the foregoing instrument on behalf of **Rosewood Hazelwood Partners** for the purpose therein contained by signing the name of the joint venture as a joint venturer.

Witness my hand and official seal at Nashville, Tennessee on this the 17th day of January, 1995.

Notary Public

My Commission Expires: 5/25/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Karen E. Bourg**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is a joint venturer of **Rosewood Hazelwood Partners**, a Tennessee joint venture, and the within named bargainor, that she as such joint venturer executed the foregoing instrument on behalf of **Rosewood Hazelwood Partners** for the purpose therein contained by signing the name of the joint venture as a joint venturer.

Witness my hand and official seal at Nashville, Tennessee on this the 17th day of January, 1995.

Notary Public

My Commission Expires: 5/25/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Joseph A. Daugherty**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is a joint venturer of **Rosewood Hazelwood Partners**, a Tennessee joint venture, and the within named bargainor, that he as such joint venturer executed the foregoing instrument on behalf of **Rosewood Hazelwood Partners** for the purpose therein contained by signing the name of the joint venture as a joint venturer.

Witness my hand and official seal at Nashville, Tennessee on this the 19th day of January, 1995.

Notary Public

My Commission Expires: 5/25/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Connie Daugherty**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is a joint venturer of **Rosewood Hazelwood Partners**, a Tennessee joint venture, and the within named bargainor, that she as such joint venturer executed the foregoing instrument on behalf of **Rosewood Hazelwood Partners** for the purpose therein contained by signing the name of the joint venture as a joint venturer.

Witness my hand and official seal at Nashville, Tennessee on this the 19th day of January, 19

Notary Public

My Commission Expires: 5/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **John William Myers, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is a joint venturer of **Rosewood Hazelwood Partners**, a Tennessee joint venture, and the within named bargainor, that he as such joint venturer executed the foregoing instrument on behalf of **Rosewood Hazelwood Partners** for the purpose therein contained by signing the name of the joint venture as a joint venturer.

Witness my hand and official seal at Nashville, Tennessee on this the 19th day of January, 1995.

Notary Public

My Commission Expires: 5/25/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Bonnie Brown Myers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is a joint venturer of **Rosewood Hazelwood Partners**, a Tennessee joint venture, and the within named bargainor, that she as such joint venturer executed the foregoing instrument on behalf of **Rosewood Hazelwood Partners** for the purpose therein contained by signing the name of the joint venture as a joint venturer.

Witness my hand and official seal at Nashville, Tennessee on this the 19th day of January, 1995.

Notary Public

My Commission Expires: 5/25/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of January, 1995, before me personally appeared **Joseph A. Daugherty**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Andrew J. Shookhoff** and as a joint venturer of Rosewood Hazelwood Partners, a Tennessee joint venture, the within named bargainor acknowledged that he executed the same as the free act and deed of **Andrew J. Shookhoff** as such joint venturer on behalf of Rosewood Hazelwood Partners.

Notary Public

My Commission Expires: 5/25/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of January, 1995, before me personally appeared **Joseph A. Daugherty**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Eva Sochorova** and as a joint venturer of Rosewood Hazelwood Partners, a Tennessee joint venture, the within named bargainor acknowledged that he executed the same as the free act and deed of **Eva Sochorova** as such joint venturer on behalf of Rosewood Hazelwood Partners.

Notary Public

My Commission Expires: 5/25/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Robert S. Whitman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is a joint venturer of **Rosewood Hazelwood Partners**, a Tennessee joint venture, and the within named bargainor, that he as such joint venturer executed the foregoing instrument on behalf of **Rosewood Hazelwood Partners** for the purpose therein contained by signing the name of the joint venture as a joint venturer.

Witness my hand and official seal at Nashville, Tennessee on this the 11th day of January, 1995.

Notary Public

My Commission Expires: 5/25/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Mary K. Myers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is a joint venturer of **Rosewood Hazelwood Partners**, a Tennessee joint venture, and the within named bargainor, that she as such joint venturer executed the foregoing instrument on behalf of **Rosewood Hazelwood Partners** for the purpose therein contained by signing the name of the joint venture as a joint venturer.

Witness my hand and official seal at Nashville, Tennessee on this the 11th day of January, 1995.

Notary Public

My Commission Expires: 5/25/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of January, 1995, before me personally appeared **Mark A. Simkins**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Patsy S. Simkins** and as a joint venturer of Rosewood Hazelwood Partners, a Tennessee joint venture, the within named bargainor acknowledged that he executed the same as the free act and deed of **Patsy S. Simkins** as such joint venturer on behlaf of Rosewood Hazelwood Partners.

Notary Public

My Commission Expires: 5/25/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Marijo Van Heltebrake**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is a joint venturer of **Rosewood Hazelwood Partners**, a Tennessee joint venture, and the within named bargainor, that she as such joint venturer executed the foregoing instrument on behalf of **Rosewood Hazelwood Partners** for the purpose therein contained by signing the name of the joint venture as a joint venturer.

Witness my hand and official seal at Nashville, Tennessee on this the 19th day of January, 1995.

Notary Public

My Commission Expires: 5/25/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of January, 1995, before me personally appeared **Robert S. Whitman**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Thomas L. Whitman** as a joint venturer of Rosewood Hazelwood Partners, a Tennessee joint venture, the within named bargainor acknowledged that he executed the same as the free act and deed of **Thomas L. Whitman** as such joint venturer on behalf of Rosewood Hazelwood Partners.

Notary Public

My Commission Expires: 5/25/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of January, 1995, before me personally appeared **Robert S. Whitman**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Kathryn A. Whitman** and as a joint venturer of Rosewood Hazelwood Partners, a Tennessee joint venture, the within named bargainor acknowledged that he executed the same as the free act and deed of **Kathryn A. Whitman** as such joint venturer on behalf of Rosewood Hazelwood Partners.

Notary Public

My Commission Expires: 5/25/96

EXHIBIT "A"

PROPERTY DESCRIPTION

Certain condominium apartments in Davidson County, Tennessee, being Units Numbers A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, A-12, A-13, A-14, B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-13, B-14, C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, C-11, C-12, D-1, D-2, D-3, D-4, D-5, D-6, D-7, D-8, D-9 and D-10 as shown on an exhibit to the Master Deed of record in Book 7542, page 881, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete legal description.

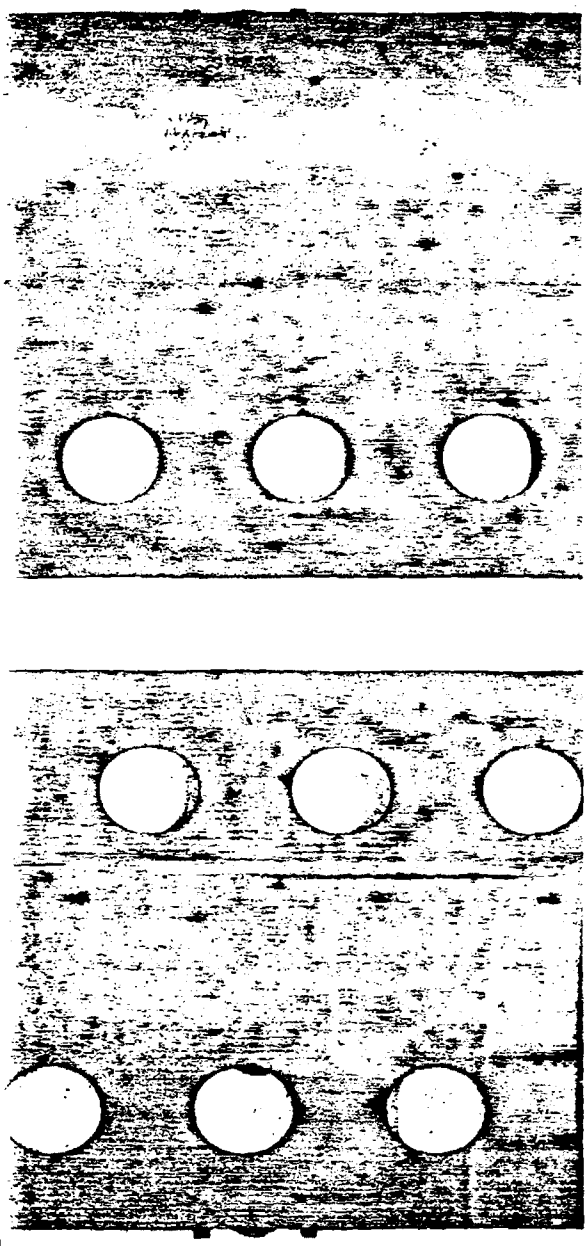
And land lying in Davidson County, Tennessee, being shown as 2.96 acres on The Subdivision of Lots 273 through 279 and that part of Altura Place lying between Lots 275 and 276 as closed by instrument of record in Book 2996, page 419, Register's Office for said County, on the Plan of Belmont Land Company's Plan of record in Book 4470, page 184, said Register's Office, and described as follows:

Beginning at a concrete monument at the southeast corner of the property described herein, and being in the north margin of Rosewood Avenue, and also the southwest corner of Lot 272 on Belmont Land Company's Plan of record in Plat Book 421, page 34, said Register's Office; thence with the northerly margin of Rosewood Avenue North 85 degrees and 54 minutes West 730.46 feet to the beginning of a curve having a radius of 25.00 feet; thence northwestwardly around said curve a distance of 40.26 feet to the end of the curve at a point in the easterly margin of Hazelwood Drive; thence continuing with said margin North 1 degree and 50 minutes East 124.90 feet to a point, the beginning of a curve having a radius of 20.00 feet; thence northeastwardly around said curve a distance of 25.59 feet to a point in the southerly margin of a fifteen foot alley; thence with the southerly margin of said alley South 85 degrees and 54 minutes East 743.98 feet to a concrete monument, the northeast corner of the herein described property and the northwest corner of Lot 272, described above; thence with the east line of the herein described property, and the west line of Lot 272, South 4 degrees and 06 minutes West 170.00 feet to the beginning and containing 2.96 acres.

This description is taken from the deed of record in Book 8299, page 856, said Register's Office.

Being the same property conveyed to Rosewood Hazelwood Partners, a Tennessee joint venture, composed of Carroll J. Bourg and wife, Karen E. Bourg, Joseph A. Daugherty and wife, Connie Daugherty, John William Myers, Jr. and wife, Bonnie Brown Myers, Andrew J. Shookhoff and wife, Eva Sochorova, Robert S. Whitman, John W. Myers, Sr. and wife, Mary K. Myers, Patsy S. Simkins, Marijo Van Heltebrake, Thomas L. Whitman and wife, Kathryn A. Whitman, by deed from Fidelity Federal Bank, a Federal Savings Bank of record in Book 8348, page 817, said Register's Office.

The said John W. Myers, Sr., being now deceased and his partnership interest is now owned by his surviving spouse, Mary K. Myers.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9575 PG 290

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
1575000.00
CON TX 5827.50
PRFEE 1.00
WDEED 52.00
TOTAL 5880.50
CHECK 5880.50
01/20/95 01 12:21 0001 3817

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26877
IDENTIF. # REFERENCE

95 JAN 20 P 12:22
REGISTER
DAVIDSON COUNTY, TN.

No. 873630