BOOK 9611 PG 892

WARRANTY DEED

BOX #19B

#95-3-5

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELLE N PEA, LLC, A TENNESSEE LIMITED (NAME) LIABILITY COMPANY	"NEW OWNER" (NAME)	MAP 142-04-0-B
169-B Belle Forest Circle (ADDRESS)	(ADDRESS)	PARCEL 011co
Nashville, TN 37221-2103 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB #09D-04692

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GEORGE GIANIKAS, TRUSTEE with full power to transfer, convey, mortgage or encumber without joinder of beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELLE N PEA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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:

LAND in Davidson County, Tennessee, being Unit No. C-1, Building "C", on the Plan of Buildings A, B & C, Bellevue Office Park, Condominium Offices, a Horizontal Property Regime created under Section 64-2701, et seq. as amended, of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, established by a Master Deed, of record in Book 6040, Page 701, and as amended in Book 6147, Page 689, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Buildings A, B & C, Bellevue Office Park, Condominium Offices, as of record in Book 5800, Page 177, in said Register's Office, for a more complete identification and description of said Unit.

BEING part of the same property conveyed to George Gianikas, Trustee with full power to transfer, convey, mortgage or encumber without joinder of beneficiary, by Deed from Robert Levine and wife, Ann M. Levine, of record in Book 8166, Page 632, Register's Office for Davidson County, Tennessee.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. All terms and provisions, without limitations, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings of the Master Deed of record in Book 6040, Page 701, and as amended in Book 6147, Page 689, Register's Office for Davidson County, Tennessee, and the By-Laws contained as Exhibit "A" in said Master Deed, of record in Book 6040, Page 711, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 169 Belle Forest Circle, Nashville, TN 37221-2103
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 3rd day of March 19 95

GEORGE GIANIKAS, TRUSTEE
WITH FULL POWER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GEORGE GIANIKAS, TRUSTEE with full power to transfer, convey, mortgage or encumber without joinder of beneficiary

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 instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, _____, Tennessee, this 3rd day of March, 19 95.

Commission expires September 16, 1995

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

2. This conveyance is made subject to the provisions of the Tennessee Property Act, as the same is set out in Section 64-2701 et seq., as amended, 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.

3. Taxes for the current year which have been prorated and assumed by the Grantee herein.

95 MAR -6 PM 12:32

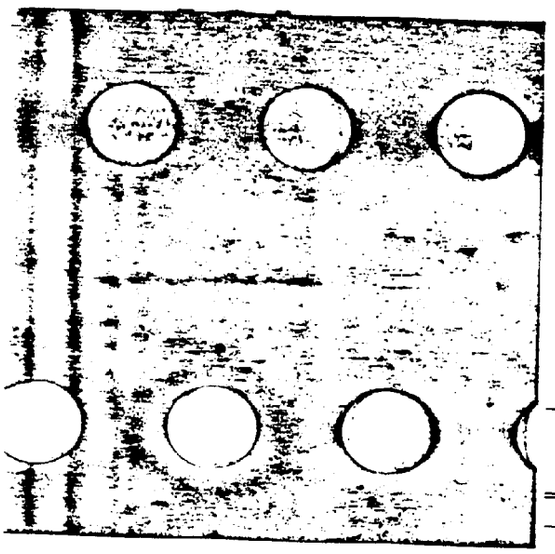
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7646 03/06 0101 03CHECK

IDENTIF. & REFERENCE

39564

314.25



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

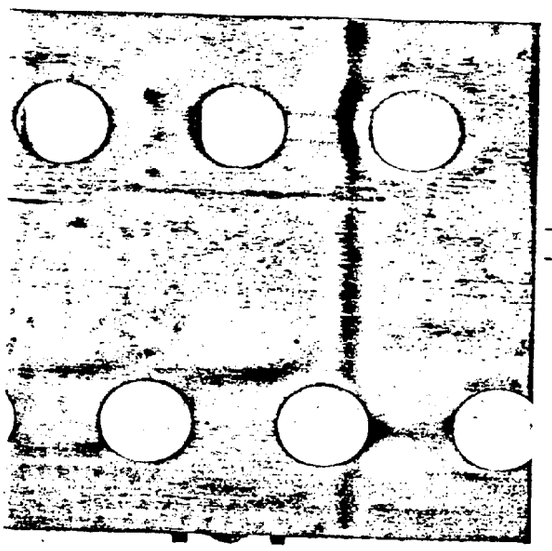
RECEIVED OF _____

FOR _____

BOOK 9611 PG 894

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	82500.00
CON TX	305.25
PRFEE	1.00
WDEED	8.00
TOTAL	314.25
CHECK	314.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/06/95 01 12:32 0001 7646

39564
IDENTIF. ↑ REFERENCE

95 MAR -6 PM 12:32
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 887286