This Instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

BOOK 9731 PG 354

ADDRESS NEW OWNER:
Jeffrey A. Greene, Trustee
P. O. Box 198645
Nashville, Tennessee 37219-8645

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 093-13-0-A
PARCEL 602-00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Augusta Tourlakes ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Jeffrey A. Greene, Trustee with full power to mortgage, sell, transfer and convey without the necessity of joinder of any beneficiary ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 602 of Spence Manor Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6794, page 219, 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 Exhibit A-1 of said Master Deed. Reference is hereby made for the Plat of Spence Manor Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Augusta Tourlakes by deed from Spence Manor Joint Venture, a Tennessee partnership, of record in Book 7884, page 203, Register's Office for Davidson County, Tennessee.
>
> The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 6-27-101, et. seq., of 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 interests 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 and By-Laws establishing a Horizontal Property Regime of Spence Manor Condominiums, of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee.
>
> Archie Tourlakes joins in the execution of this instrument for the sole purpose of conveying any marital interest he may have in the Property as spouse of Augusta Tourlakes.

This is improved property known as Suite 602, 11 Music Square East, Nashville, TN 37203.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 13th day of July, 1995.

Augusta Tourlakes
Augusta Tourlakes

Archie Tourlakes
Archie Tourlakes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Augusta Tourlakes and husband, Archie Tourlakes the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal this the 13th day of July, 1995.

NOTARY PUBLIC

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $61,000.00.

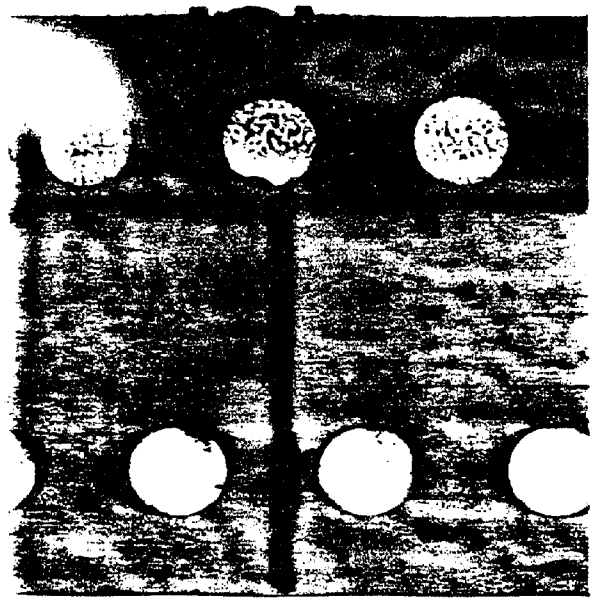
AFFIANT

Subscribed and sworn to before me
this 13th day of July, 1995.

Andrew B. Gibson, Jr.
NOTARY PUBLIC

My Commission Expires: 9/16/95

229 07/17 01:01 BOOK 234.70
95 JUL 17 AM 8:18
RECEIVED & RECORDED BY REGISTER
DAVIDSON COUNTY, TN.
00079187
IDENTIF. & REFERENCE



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

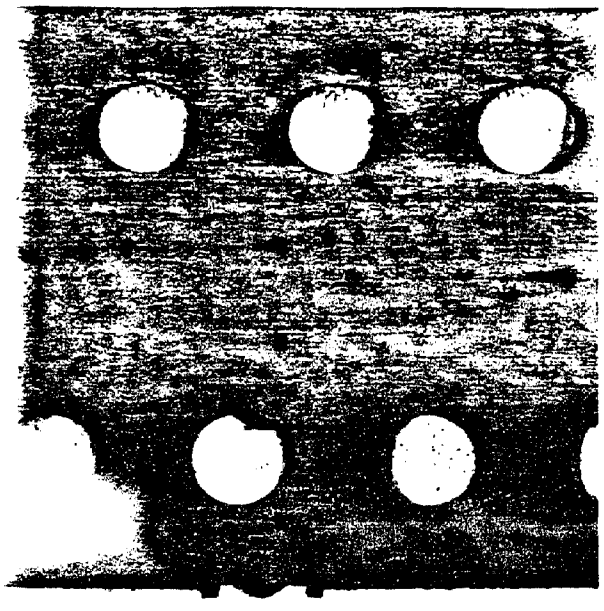
RECEIVED OF _____

FOR _____

BOOK 9731 PG 356

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MD - MORTGAGE	REL - RELEASE	CD 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 61000.00
CON TX 225.70
PRFEE 1.00
WDEED 8.00
TOTAL 234.70
CHECK 234.70

07/17/95 01 08:18 0001 129%

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00079187
IDENTIF. # REFERENCE

95 JUL 17 AM 8:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 930393