BOOK 9735 PG 828

THIS INSTRUMENT PREPARED BY:
Ronald G. Turner, Attorney at Law
Suite 350
2021 Richard Jones Road
Nashville, Tennessee 37215-2874

WARRANTY DEED

Name & Address of Property Owner:	Name & Address of Entity Responsible for Payment of Real Property Taxes:	Map-Parcel No.
Barcelona Joint Venture Group c/o Scott Ghertner 413 Seventh Avenue South P. O. Box 24520 Nashville, Tennessee 37202	Same	133-16-A-155

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Rose O. Thoni Hornberger ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Barcelona Joint Venture Group ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by reference (the "Property").

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or fair market value, whichever is greater, for this transfer is $16,500.00.

Scott F. Ghertner
AFFIANT

Subscribed and sworn to before me this the 17th day of July, 1995.

NOTARY PUBLIC

My Commission expires: 9-16-95.

This is improved property located at 270 Tampa Drive, Unit M-4, Barcelona Condominiums, Nashville, Tennessee 37211.

And Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor, except real estate taxes for 1995, which have been prorated between Grantor and Grantee as of this date.

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

J. Horace Hornberger, the spouse of Rose O. Thoni Hornberger, joins herein for the purpose of consenting to the execution of this Warranty Deed and granting and conveying all of his right, title and interest in the aforesaid property to Grantee in accordance with the terms and provisions set forth herein.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 19th day of July, 1995.

Rose O. Thoni Hornberger
ROSE O. THONI HORNBERGER

J. Horace Hornberger
J. HORACE HORNBERGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [illegible] of said County, Rose O. Thoni Hornberger and J. Horace Hornberger, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 1995.

NOTARY PUBLIC

My Commission expires: 9-11-95.

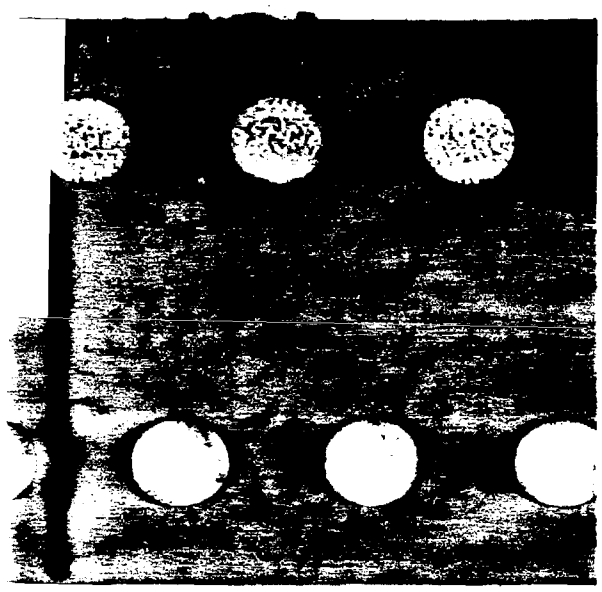
EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit M-4 of Barcelona Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, Page 801, 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 to the Plat of Barcelona Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Horace W. Thoni and wife, Rose O. Thoni, by deed from Barcelona Associates, a Joint Venture, of record in Book 6416, Page 429, said Register's Office, the said Horace W. Thoni now being deceased.

0080679
IDENTIFICATION REFERENCE
95 JUL 20 PM 12:56
REGISTER
PICK-UP

MS0609/01



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

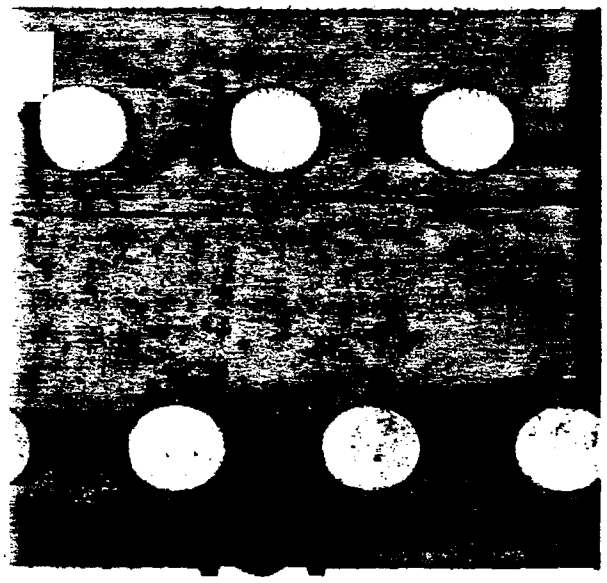
BOOK 9735 PG 831

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

CAPT 16500.00
CON TX 61.05
PRFEE 1.00
WDEED 12.00
TOTAL 74.05
CHECK 74.05

07/20/95 01 12:56 0001 2933



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0080679
IDENTIF. & REFERENCE

95 JUL 20 PM 12:56
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 932021