This Instrument Prepared By:

Daniel W. Small
Attorney At Law
3100 West End Avenue
Suite 250
Nashville, Tennessee 37203

BOOK 9739 PG 940

95 JUL 25 AM 8:14

REGISTER
D.C.TN.

00021139

Address New Owner:

SMH, Inc.
11 Music Square East
Unit 308
Nashville, TN 37203

Send Tax Bills To:

Same
SMH, Inc.
P.O. Box 23856
Unit 205, 11 Music Square, East
Nashville, TN 37203

Map-Parcel Numbers

Map 93-13-A-308
10W 07983

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, RAINBOW, INC. a Tennessee corporation, the Grantor(s) herein, has bargained and by these presents does transfer and convey to SMH, INC., the Grantee(s) herein, its successors and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 308 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 Condominiums 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 Rainbow, Inc., by Special Warranty Deed from Spence Manor Joint Venture, a Tennessee partnership, of record in Book 7876, page 656, Register's Office for Davidson County, Tennessee.

4532 07/26 0101 03CHECK 194.00

This conveyance is made subject to:

1. 1995 taxes, a lien not yet due and payable which have been assumed by Grantee(s).

2. Master Deed establishing a Horizontal Property Regime of Spence Manor Condominiums of record in Book 6794, page 219, Register's Office for said County, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contain therein, of record in Book 6794, page 260, Register's Office for said County.

3. Matters shown on a survey dated September 24, 1982, by Turner Engineering Co., Inc., including an encroachment of the back sidewalk on the northeast corner of the property and four water mains and water valves along the easter property line (Music Square East), together with an encroachment of the block and concrete wall located on the subject property on the south side and such other matters as an accurate survey of the premises would show.

4. Subject to provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123).

5. Rights of any tenant of the property.

6. Easements and restrictions of record.

This is improved property, known as Unit 308, 11 Music Sqaure East, Nashville, Tennessee 37203.

K 9739

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(s), its successors and assigns, forever; and it does covenant with the said Grantee(s) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out. It does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), its successors and assigns against the lawful the 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 our hands this 24th day of July, 1995.

RAINBOW, INC.,
a Tennessee corporation

By: _____
Its President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared GORDON MCCAMMON, 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 President of RAINBOW, INC., the within named bargainor, a corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such President.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of July, 1995.

_____
Notary Public

My Commission Expires: 1-20-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $50,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

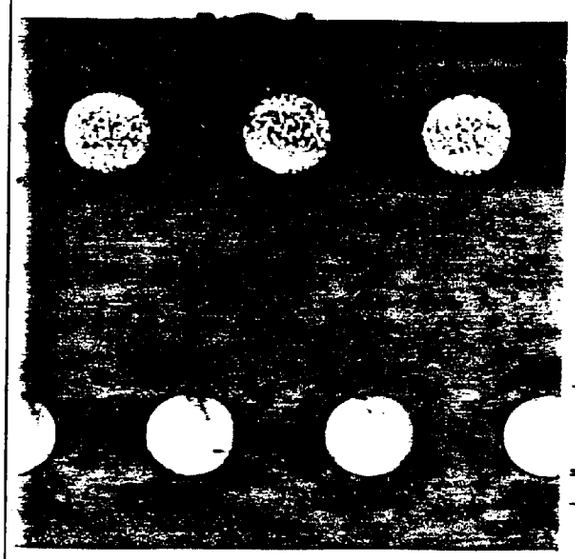
_____

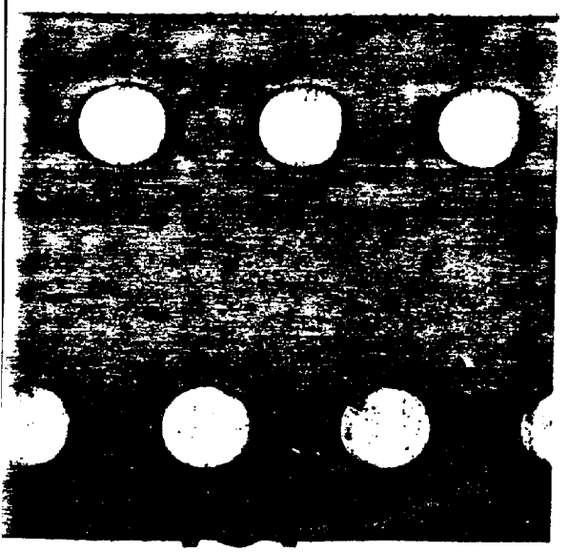
Sworn to and subscribed this 24th day of July, 1995.

_____
Notary Public

My Commission Expires: 1-20-99

dox/b7/Buckle.WD





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

RECEIVED OF _____

FOR _____

BOOK 9739 PG 942

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 50000.00
CON TX 185.00
PRFEE 1.00
MDEED 8.00
TOTAL 194.00
CHECK 194.00

07/26/95 01 08:14 0001 4532

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00821 39
IDENTIF. & REFERENCE

95 JUL 26 AM 8:14

REGISTER
DAVIDSON COUNTY, TN.

No. 933599