Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
SMH, Inc. 11 Music Square East Suite 201 Nashville, TN 37203	Same as owner	93-13A-402

This instrument prepared by: DAVID B. GRAY
144 Second Avenue North, Suite 203, Nashville, Tennessee 37201

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Ronnie Milsap and wife, F. Joyce Milsap (collectively the "Grantor") have bargained and sold, and hereby transfer and convey to SMH, Inc. (the "Grantee"), and its respective successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its respective successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 6794, page 219 thru 286 inclusive, as modified in Book 8546, page 996, Book 9556, page 61 and Book 9736, page 58.

3. Party wall(s) situated partly on the insured property and partly on adjoining properties.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and its respective successors and assigns, against the lawful claims of all persons.

This is improved property, known as Unit 402, Spence Manor, 11 Music Square East, Nashville, TN 37203.

EXECUTED as of the 17th day of January, 1996.

RONNIE MILSAP

F. JOYCE MILSAP

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Nancy Overbey, Notary Public, Ronnie Milsap, 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, at Nashville Tennessee, this 16th day of January, 1996.

Notary Public

My Commission Expires: My Commission Expires JULY 26, 1997

NANCY OVERBEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Nancy Overbey, Notary Public, F. Joyce Milsap, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee, this 16th day of January, 1996.

NOTARY PUBLIC

My Commission Expires:

NANCY OVERBEY 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 $70,000.00.

AFFIANT

Subscribed and sworn to before me this 16TH day of January, 1996.

NOTARY PUBLIC

DAVID M. GRAY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

5/25/96

buckle4.wd

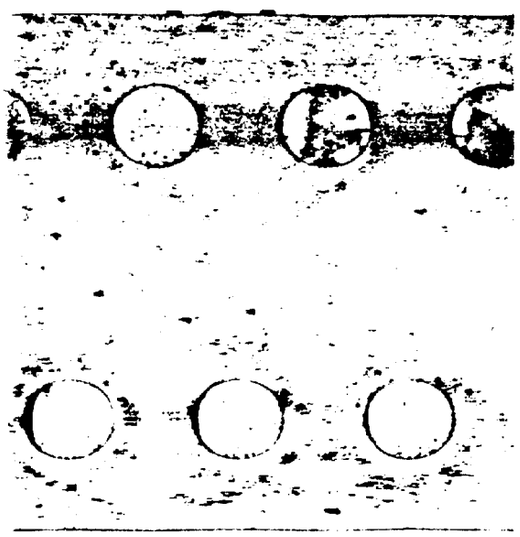
EXHIBIT A

LAND in Davidson County, Tennessee, being Unit No. 402 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 Ronnie Milsap, by Deed of Record in Book 7876, page 851, Register's Office for Davidson County, Tennessee.

buck4wd.exa

014751
IDENTIFICATION
95 JUN 17 11 4:00
DAVIDSON COUNTY TN
PICK-UP
737 12.17 1.01 33CHECK 276.00



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

RECEIVED OF _____

FOR _____

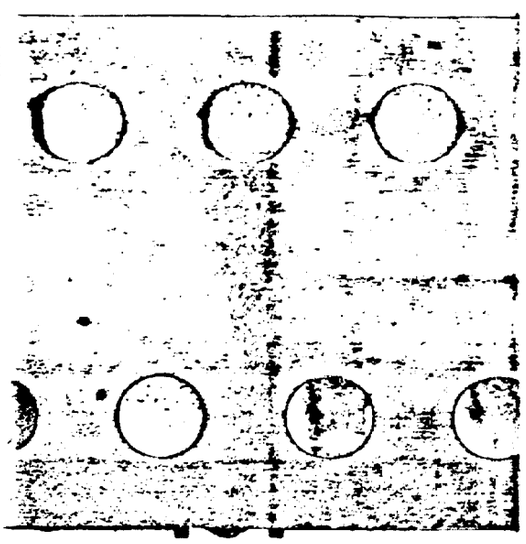
BOOK 9920 PG 594

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

DAM	70000.00
DEN TX	259.00
PRFEE	1.00
MTGEE	16.00
TOTAL	276.00
CHECK	276.00

12/17/96 01 16:02 0001 8737



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0141751
IDENTIF. & REFERENCE

95 JAN 17 PM 4:00

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 997042