SEND TAX BILL TO:

JOHN H. MORRIS, III
2024 LAKE PIKE
MEMPHIS, TN 38119

ADDRESS NEW OWNER(S):

JOHN H. MORRIS, III
2024 LAKE PIKE
MEMPHIS, TN 38119

THIS INSTRUMENT PREPARED BY:
James H. Kinnard
Attorney at Law
107 W. Market St.
Lebanon, TN 37087

__X__ IMPROVED

_____ UNIMPROVED

Map/PAR:092-16-B-3 CSA/FB:

BOOK 10047 PG 523

I or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $59,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

SUBSCRIBED AND SWORN to and before me, this the _____ day of May, 1996.

Affiant

2/1/98
Notary Public

My commission expires: 2/1/98

WILSON CO. TENN.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY-NINE THOUSAND and 00/100 ($59,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, W.P BONE, III have this day bargained and sold and do by the presents, hereby transfer and convey unto JOHN H. MORRIS, III, his heirs and assigns, forever in fee simple, all right, title, estate, and interest in and to the following described real property, together with all improvements and appurtenances there unto belonging, situate and lying in Davidson County, Tennessee, to wit:

05P2 05:13 0101 03DMEDK 239.30

Being Lots # 103, Level 3, of University Square Condominium Apartments, 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 7051, Page 529, 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" of said Master Deed. Reference is hereby made to the Plat of University Square Condominium Apartments of record in Book 6900, Page 124, said Register's Office.
Being the same property conveyed unto W.P. Bone, III,

by Mason Properties, A Tennessee Partnership, William R. Mason and W.P Bone, III, Authorized Partners of record in Book 9186, Page 654, Said Register's Office.

TO HAVE AND TO HOLD said above described property, together with all improvements and appurtenances thereunto belonging, unto the said JOHN H. MORRIS, III., his heirs and assigns, in fee simple, forever.

BOOK 10047 PG 524

I COVENANT that I am lawfully seized and possessed of the within conveyed property; that I have a good and lawful right to sell, transfer and convey the same; that the same is free, clear, and unencumbered; and that I will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever; EXCEPTING, HOWEVER, taxes for the year 1997, and thereafter; all of which the Grantee assumes and agrees to pay. Taxes for the year 1996 shall be prorated as of May 9, 1996, date of deed, and settled in cash between the parties, with the Grantee assuming responsibility for payment thereof. Back taxes if shall be paid by the Grantor.

This conveyance is subject to the plan of record in Book 6900, Page 124 and to all things and matters set out in the Master Deed and By-laws of record in Book 7051, Page 529, as amended in Book 7119, Page 884, Registers' Office for Davidson County, Tennessee and to the 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of University Square Condominium Apartments. This conveyance is further subject to such state of facts as a new and accurate survey would or might disclose and as a personal inspection of the premises would

or might reveal.

The Grantee has had ample opportunity to inspect the same and he therefore agrees to take and accept said premises in "as is" condition, with no recourse against the Grantor for any defective conditions which may now or hereafter exist or come to the attention of the Grantee or others with whom he is or becomes in privity. The sale and purchase contract between the Grantor and the Grantee is incorporated herein by reference thereto, however; the said contract shall not survive the Deed upon delivery and acceptance thereof.

LEANNA M. BONE joins in this conveyance for the purpose of quit-claiming and relinquishing any and all interest which she might have arising out of her marital relationship with the Grantor herein, but not otherwise.

BOOK 10047 PG 525

POSSESSION shall be given with Deed.

IN WITNESS WHEREOF, I have hereunto set my hand this the 9th day of MAY, 1996.

W.P. Bone, III

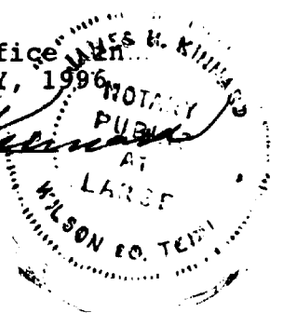
Leanna M. Bone

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state the within named bargainors, W.P. BONE, III, and wife, LEANNA M. BONE, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at office in Lebanon, Tennessee, on this the 9th day of MAY, 1996.



Notary Public

MY COMMISSION EXPIRES:
2/1/98

BOOK 10047 PG 526

ASSIGNMENT OF PARKING SPACE

W.P. BONE, III, hereby assigns all rights which he has in parking space #103 (formerly #1) unto JOHN H. MORRIS, III, his heirs and assigns.

W.P. Bone, III

BOOK 10047 PG 527

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state the within named bargainors, W.P. BONE, III, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

WITNESS my official hand and seal, at office in Lebanon, Tennessee, on this the 9th day of May, 1996.

2/1/98

My Commission expires:

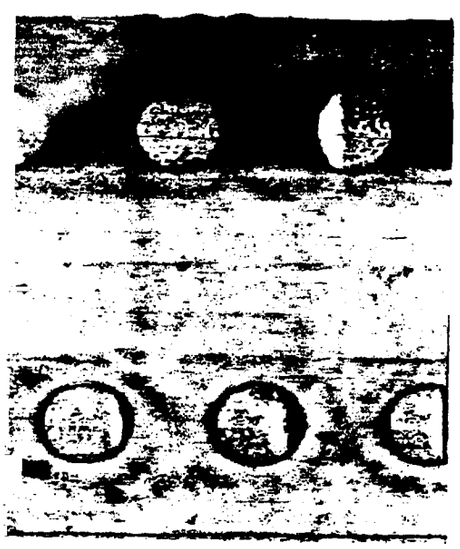
Notary Public

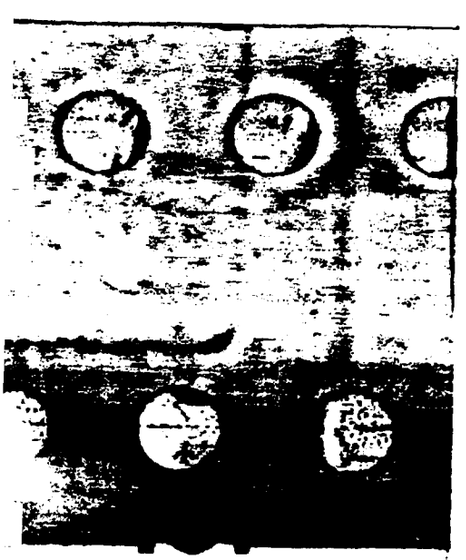
JAMES H. KIMBRO NOTARY PUBLIC AT LARGE WILSON CO. TENN.

96 MAY 13 AM 9:39

REGISTER WILSON COUNTY, TN.

IDENTIF. ↑ REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10047 PG 528

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	59000.00
CON TX	218.30
PRFEE	1.00
WDEED	20.00
TOTAL	239.30
CHECK	239.30

05/13/96 01 09:41 0001 0692

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0180902
IDENTIF. ↑ REFERENCE

96 MAY 13 AM 9:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1038673