THIS INSTRUMENT PREPARED BY:
John M. Baird
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203
File Box Number 42

ADDRESS NEW OWNERS:	PERSON RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NOS.:
29th Avenue Partners, LLC 2817 West End Avenue Nashville, TN 37203	New Owner	104-3-22

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, paid by 29TH AVENUE PARTNERS, LLC, a Tennessee limited liability company, hereinafter referred to as "Grantee," VANDERBILT PLACE PARTNERS, a Tennessee general partnership, hereinafter referred to as "Grantor," has this day bargained and sold and does hereby transfer and convey unto the said Grantee, its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 13, on the Plan of John H. Williams, Jr. Subdivision of Lot No. 55, Boyd Cockrill Spring Tract, as shown on plat of record in Plat Book 161, page 77, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TOGETHER with easement as set forth in Book 8558, page 992, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Vanderbilt Place Partners, by Deed of record in Book 7090, page 22, Register's Office for Davidson County, Tennessee.

This is improved property known as 118 29th Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD, the said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for the 1996 ad valorem taxes which have been prorated and assumed by Grantee.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 6th day of June, 1996.

"GRANTOR"

VANDERBILT PLACE PARTNERS, a Tennessee general partnership

By: _____
Steven A. Riley, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John M. Baird, a Notary Public for the State and County aforesaid, Steven A. Riley with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of June, 1996.

_____
Notary Public

My Commission Expires:
5-23-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

_____
AFFIANT

Subscribed and sworn to before me this 7th day of June, 1996.

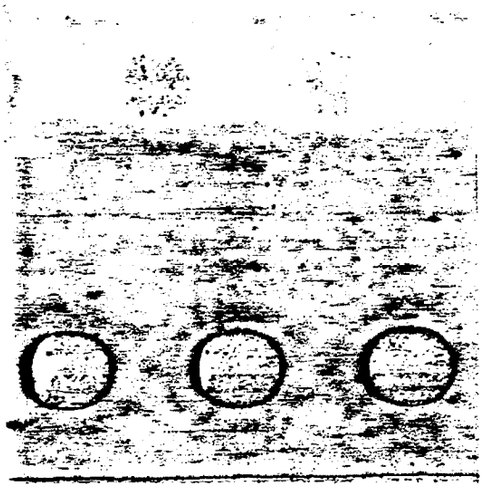
_____
Notary Public

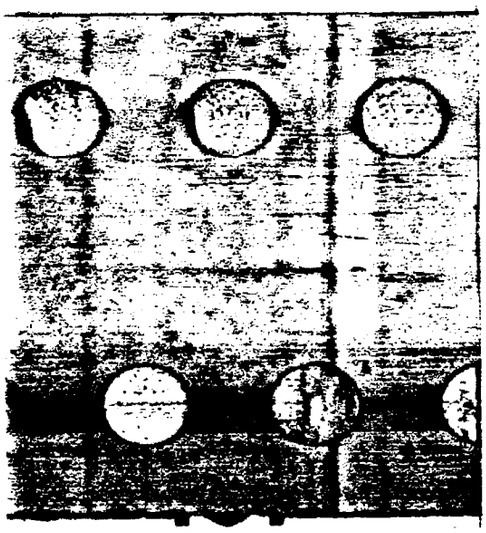
My Commission Expires:
5-23-98

0191273
IDENTIF. & REFERENCE

96 JUN 10 PM 3:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1890 06/10 0101 03CHECK 564.00





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

RECEIVED OF _____

FOR _____

BOOK 10082 PG 53

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	150000.00
			CON TX	555.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	564.00
			CHECK	564.00

06/10/96 01 15:51 0001 1890

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0191273
IDENTIF. # REFERENCE

96 JUN 10 PM 4:49
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1049731