BOOK 10113 PG 519

WARRANTY DEED

FROM: LINDA M. ROBERTS
TO: FREEMAN FLORIDA VENTURE, LTD.

Address New Owner(s):

Freeman Florida Venture, Ltd. P. O. Box 23857 Nashville, Tennessee 37202-3857	Send Tax Bills to: same	Map Parcel Nos. 102-7-A-112CO

This instrument prepared by: Mimi S. Hurd, Attorney at Law, 545 Mainstream Drive, Suite 101, Nashville TN 37228

STATE OF
COUNTY OF

The actual consideration or value, whichever is greater for this transfer, is $ 42,712.06

AFFIANT

Subscribed and sworn to before me, this the 10th day of July, 1996.

NOTARY PUBLIC

My commission expires: 7/27/96

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, LINDA M. ROBERTS , hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto FREEMAN FLORIDA VENTURE, LTD., a Florida limited partnership, hereinafter called "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit F-1 of West Meade 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 5923, Page 704, 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 West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Linda M. Roberts by Deed from Freeman Florida Venture, Ltd., of record in Book 9369, Page 459, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit No. F-1 West Meade Condominium, 6680 Charlotte Pike, Nashville, Tennessee 37209.

This deed is a deed in lieu of foreclosure, and part of the consideration for this transfer is the release, discharge and cancellation of the debt secured by Deed of Trust of record in Book 9369. Page 463, Register's Office for Davidson County, Tennessee, executed by the Grantor to Mimi S. Hurd, Trustee. 171.04

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever. Grantors covenant that they are 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:

1. Taxes for the year 1996.

2. All terms and provisions of the Master Deed of record in Book 5923, Page 704, Register's Office, Davidson County, Tennessee. Said Master Deed was amended in Book 6277, Page 653, Book 7333, Page 415 and Book 7333, Page 418, said Register's Office.

3. All terms and provisions of the Charter of West Meade Condominium Association, Inc., of record in the Office of the Secretary of State of Tennessee and in the Register's Office for Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.

4. Easements, restrictions, setback lines and encroachments as shown on the plat of West Meade Condominium of record in Book 5200, page 430, Register's Office, Davidson County, Tennessee.

5. Sanitary sewers and/or storm drainage easement conveyed to Metropolitan Government of Nashville, Davidson County, Tennessee of record in Book 4520, page 836, said Register's Office.

6. Such liens and other matters, if any, against which Grantee's title insurer commits to insure Grantee from loss as provided in the title insurance policy provided Grantee by Grantors.

7. Rights of tenants under existing lease, if any.

Grantor further covenants and binds herself, her heirs 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.

Grantee by acceptance of this deed hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating West Meade Condominium and West Meade Condominium Association, Inc. Said Grantee further agrees hereby to pay all assessments whether special or general which are levied by West Meade Condominium Association, Inc. in connection with West Meade Condominium. Grantee specifically consents to the terms and conditions of Paragraph 7 of the Master Deed as amended providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the parties have executed this instrument effective on the 10th day of July, 1996.

"GRANTOR"

Linda M Roberts

LINDA M. ROBERTS

"GRANTEE"

FREEMAN FLORIDA VENTURE, LTD.
FREEMAN WEBB INVESTMENTS, INC., GENERAL PARTNER

BY: W. Thomas Hix

ITS: President

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mimi S. Hurd, a Notary Public in and for said County and State, Linda M. Roberts, the bargainor, 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 and official seal at Nashville, Tennessee, this 10th day of July, 1996.

Mimi S. Hurd

Notary Public

NOTARY PUBLIC AT LARGE

My commission expires: January 29, 2000

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Paulette N Wassel a Notary Public in and for said County and State, William H. Freeman as President for the bargainor, 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, and who further acknowledged that he is the President 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 and official seal at Nashville, Tennessee, this 10th day of July, 1996.

Paulette N Wassel
Notary Public

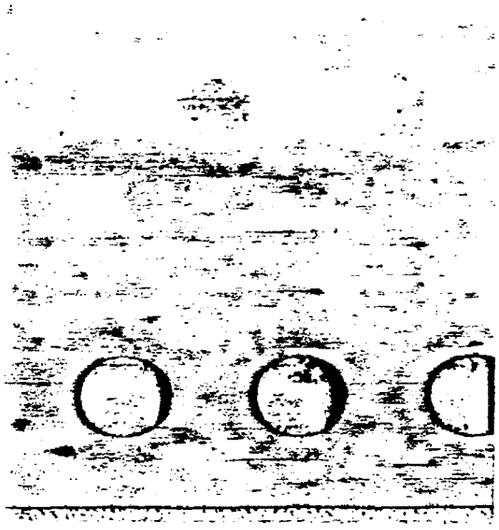
My commission expires:

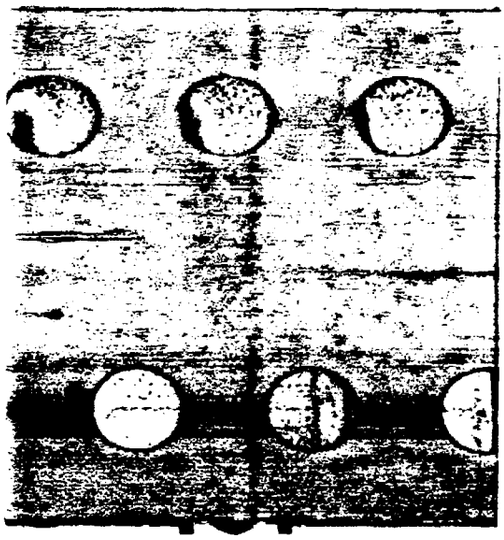
7-27-96



0202743
IDENTIFICATION REFERENCE

95 JUL 11 PM 2:11





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

RECEIVED OF _____

FOR _____

BOOK 10113 PG 522

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 42712.06
				CON TX 158.04
				PRFEE 1.00
				WDEED 12.00
				TOTAL 171.04
				CHECK 171.04
			07/11/96 01	14:12 0001 4284

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0202743
IDENTIF. & REFERENCE

95 JUL 11 PM 2:11

REGISTER
DAVIDSON CO. TENN.

No. 1061977