41

BOOK 10152 PG 725

GENERAL WARRANTY DEED

FROM: James Joseph Yelich and Richard Russell Realty, LLC
Grantors

TO: Prinetta Partnership, a Tennessee general partnership
Grantees

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Suite 1900
SunTrust Center
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
UNIT 102-B 33 MUSIC SQUARE WEST NASHVILLE, TENN. 37203	(new owner)	92-16A-8 Field Book Numbers 10W-07838

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Twenty-Five Thousand and 00/100 Dollars ($225,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 8th day of August, 1996.

Notary Public

My Commission Expires: Nov. 22, 1997

FOR AND IN CONSIDERATION OF the sum of Two Hundred Twenty-Five Thousand and 00/100 Dollars ($225,000.00), the receipt and sufficiency of which are hereby acknowledged, James Joseph Yelich and Richard Russell Realty, LLC, a Tennessee limited liability company (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Prinetta Partnership, a Tennessee general partnership (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 33 Music Square West, Suite 102-B, Nashville, TN 37203.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantors do covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Elizabeth Lee Chittenden, wife of James Joseph Yelich, joins in this conveyance for the sole purpose of conveying any marital rights she may have in the Property.

Witness our hands this 8th day of August, 1996.

JAMES JOSEPH YELICH

ELIZABETH LEE CHITTENDEN

RICHARD RUSSELL REALTY, LLC

By: _____

Title: CHIEF OFFICER.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Melissa Wald, a Notary Public of said County and State, JAMES JOSEPH YELICH, the within named 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.

Witness my hand, at Office, this 8th day of August, 1996.

Melissa Wald
Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Melissa Wald, a Notary Public of said County and State, ELIZABETH LEE CHITTENDEN, the within named 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, at Office, this 8th day of August, 1996.

Melissa Wald
Notary Public

My Commission Expires: November 22, 1997

BOOK 10152 PG 728

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Melissa Wald, a Notary Public of said County and State, personally appeared Edward Linder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of RICHARD RUSSELL REALTY, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at Office in Nashville, this 8th day of August, 1996.

Melissa Wald
Notary Public

My Commission Expires: November 22, 1997

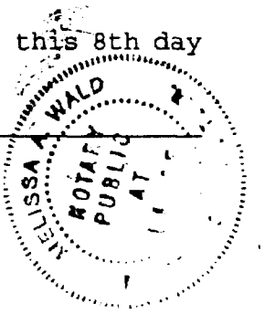


EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 102-B as shown on Exhibit A-1 to the Master Deed for Georgetown Place Office Condominiums of record in Book 6241, page 303, as revised by a First Amendment thereto, of record in Book 6431, page 85, Register's office for Davidson County, Tennessee, together with an undivided interest in the Common Elements and other rights set forth in such Master Deed, as revised, being part of Section One on the Plan of Georgetown Place of record in Book 6050, page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JAMES JOSEPH YELICH, A ½ INTEREST by deed from GEORGETOWN PLACE ASSOCIATES, LTD., A TENNESSEE LIMITED PARTNERSHIP of record in Book 9060, page 231, said Register's Office, and also being the same property conveyed to RICHARD RUSSELL REALTY, L.L.C., a ½ INTEREST by Quitclaim deed from BARRY M. COBURN AND WIFE JEWEL COBURN of record in Book 9912, page 112, said Register's Office.

The above description is the same as in the previous deed of record.

EXHIBIT B

1. Terms, conditions, easements, rights and liens as set forth in the Master Deed of record in Book 6241, page 303, Book 6431, page 85, and the By-Laws of record in Book 6241, page 340, said Register's Office.

2. Matters shown on the Plan of record in Book 6050, Page 30, said Register's Office.

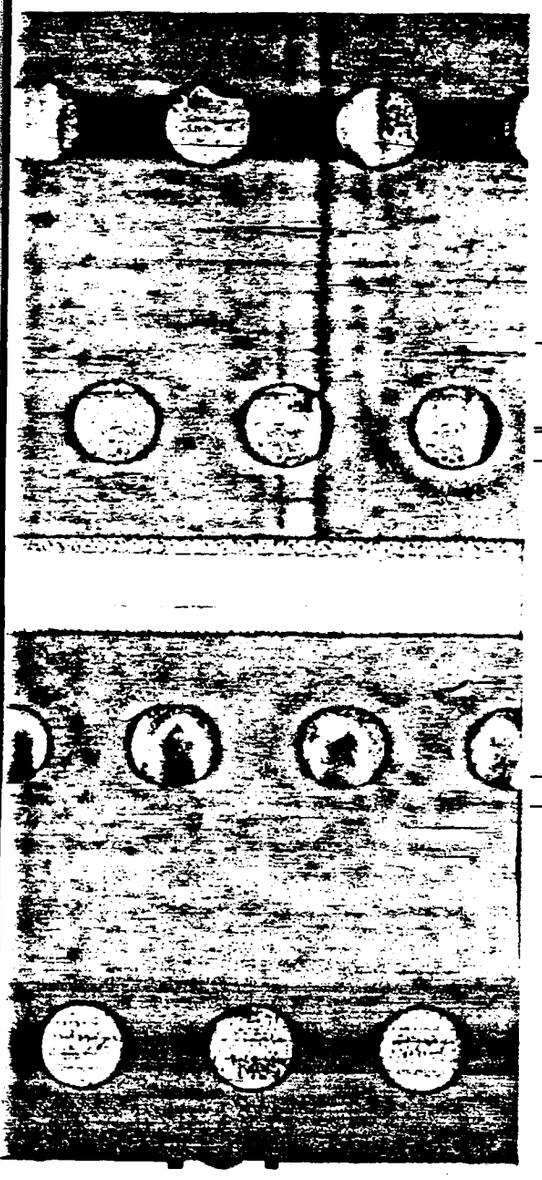
3. Easement retained in Metro Council Bill #77-577.

4. Rights of others in and to the common elements.

02 13298
IDENTIF. & REFERENCE

96 AUG -9 PM 3:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5688 08/09 0101 03CHECK 857.50



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

RECEIVED OF _____

FOR _____

BOOK 10152 PG 731

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	225000.00
			CON TX	832.50
			PRFEE	1.00
			WDEED	24.00
			TOTAL	857.50
			CHECK	857.50
08/09/96	01	15:13	0001	5688

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 0213298

96 AUG -9 PM 3:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1018285