File Box 9-B
First Title and Escrow Company, Inc. **WARRANTY DEED**

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 10197 PG 598

#14178

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL W. DIOGUARDI (NAME)	AMSOUTH BANK OF ALABAMA (NAME)	117-3-4D
209 Hillsboro Place (STREET ADDRESS OR ROUTE NUMBER)	2050 Parkway Office Circle (STREET ADDRESS)	209
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35244 (CITY) (STATE) (ZIP)	7DA91228

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE PARTHENON GROUP , a Tennessee general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL W. DIOGUARDI, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit 209 on the Plan of Hillsboro Station Condominiums of record in Plat Book 6250, pages 751 thru 753, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Station, a horizontal property regime established by Master Deed and By-Laws of record in Book 6740, page 37, said Register's Office.

Being part of the same property conveyed to The Parthenon Group, a Tennessee General Partnership by deed from Dalton Development Corporation, a Tennessee Corporation of record in Book 6772, Page 485, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and will be paid by the Grantor; (2) Restrictions of record in Book 6740, page 37, amended in Book 8140, page 689; (3) Easements of record in Book 3965, page 468, Book 4158, page 34, Book 6595, page 58, Book 3531, pages 572, 576 and 592, Book 1877, page 581, Book 4633, page 468; (4) Charter of record in Book 6747, page 6; (5) Agreement of record in Book 6629, page 452; and (6) All matters appearing on the Plan of record in Plat Book 6250, pages 751 to 753, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 209 Hillsboro Place, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer), on this 17th day of September, 19 96

THE PARTHENON GROUP
By:
DEBBIE F. BURNS, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED IN
BOOK 9105, PAGE 614, REGISTER"S
OFFICE FOR DAVIDSON COUNTY,
TENNESSEE

STATE OF TENNESSEE BOOK 10197 PG 599

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBBIE F. BURNS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for THE PARTHENON GROUP, and is authorized by THE PARTHENON GROUP to execute this instrument on their behalf.

Witness my hand, at Office, this 17th day of September, 1996.

NOTARY PUBLIC

My Commission Expires: 11/20/96

96 SEP 20 AM 10:25
FELIX Z. HALL REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

02271437

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,000.00

Michael W. Dioguardi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September, 1996.

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

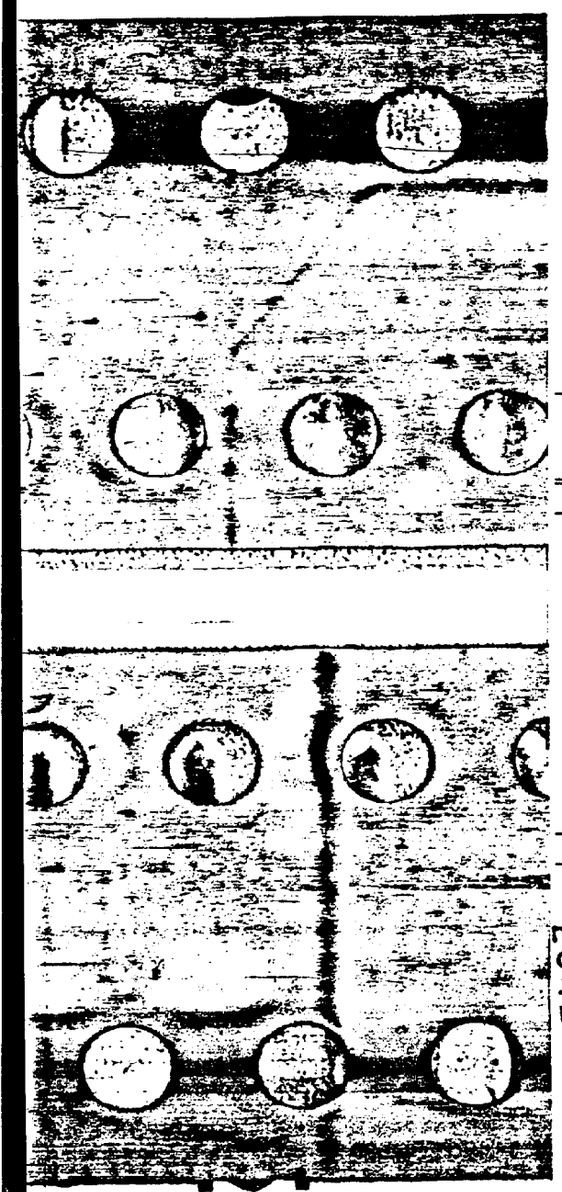
WARRANTY DEED

FROM THE PARTHENON GROUP

TO MICHAEL W. DIOGUARDI

0804 09/20 0101 03CHECK 375.50

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 10197 PG 000

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
				LAMT 99000.00
				CON TX 366.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 375.30
				CHECK 375.30
			09/20/96 01	10:30 0001 0804

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227437
IDENTIF. # REFERENCE

96 SEP 20 A 11:25
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1033223