THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
BOOK 10223 PG 285
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER AS $ 1,450,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October 19 96
Notary Public
MY COMMISSION EXPIRES: Nov 20, 1996
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trevecca Nazarene University (NAME)	(NAME)	106-1-81
93 Nance Lane (ADDRESS)	(ADDRESS)	106-1-83
Nashville, Tennessee (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	106-1-84

FOR AND 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, WE, Saturn Apartments, a Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Trevecca Nazarene University

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

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Nance Lane and Woodard Avenue and being more particularly described as follows:

Beginning at a concrete monument at the southwest intersection of Nance Lane and Stanley Street; thence, with the westerly margin of Nance Lane, S 03 deg. 32' 53" W, 395.40 feet to a point at the northerly margin of Woodard Avenue; thence, with the northerly margin of Woodard Avenue, N 80 deg. 47' 48" W, 299.58 feet to an iron pin; thence, leaving said margin, N 09 deg. 17' 12" E, 186.00 feet to a point in the southerly margin of Alley No. 2078; thence, with said southerly margin, S 80 deg. 47' 48" E, 115.89 feet to a point; thence, with the easterly margin of Alley No. 2077, N 03 deg. 30' 27" E, 208.19 feet to an iron pin in the southerly margin of Stanley Street; thence, with said Stanley Street, S 80 deg. 54' 11" E, 165.11 feet to the point of beginning, containing 88,205 square feet or 2.03 acres, more or less.

Being part of the same property conveyed to Saturn Apartments, a Partnership, by deed from Saturn Apartments, Inc., of record in Book 4573, page 382, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to Title Exceptions as set forth on the attached Exhibit "A" which is herein incorporated by this reference.

unimproved ( )
is improved (X) property, known as 93 Nance Lane, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 10th day of October, 19 96

Saturn Apartments, a Partnership
By: Elizabeth M. Browning
Elizabeth M. Browning

By:
U. Grant Browning

Elizabeth B. Meggs
Elizabeth B. Meggs
BY Elizabeth M. Browning, Atty.-in-Fact

Kathleen Dixon
Kathleen Dixon
BY: Elizabeth M. Browning, Atty.-in-Fact

STATE OF TENNESSEE
COUNTY OF

BOOK 10223 PG 286

Personally appeared before me, R. L. Moore, a Notary Public in and for said County and State, the within named Elizabeth M. Browning and U. Brant Browning

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 10th day of October 19 96.

Commission expires Nov. 20, 1996

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the State and County above, personally appeared the within named ELIZABETH M. BROWNING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledges the execution of the foregoing instrument on behalf of ELIZABETH B. MEGGS as her Attorney-in-Fact, as the free act and deed of the within named ELIZABETH B. MEGGS.

WITNESS my hand and official seal at office, this 10th day of October, 1996.

Notary Public

My Commission Expires: November 20, 1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the State and County above, personally appeared the within named ELIZABETH M. BROWNING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledges the execution of the foregoing instrument on behalf of KATHLEEN DIXON as her Attorney-in-Fact, as the free act and deed of the within named KATHLEEN DIXON

WITNESS my hand and official seal at office, this 10th day of OCTOBER, 1996.

Notary Public

My Commission Expires: Nov. 20, 1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

EXHIBIT A

BOOK 10223 PG 287

TITLE EXCEPTIONS

1. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. The Company assumes no liability for taxes assessed pursuant to the provisions of TCA 67-5-603 et seq.

2. Subject to all matters shown on the Plan of record in Book 332, Page 39, said Register's Office.

3. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage of record in Book 4793, Page 711, said Register's Office.

4. Grant of right-of-way for ingress and egress of record in Book 7369, Page 410, said Register's Office.

5. Easement for sewer granted Metropolitan Government of record in Book 3862, Page 29, said Register's Office.

6. Easement granted Tennessee Industrial School of record in Book 372, Page 394, to construct a sewer and water main, said easement was conveyed to the City of Nashville by State of Tennessee, of record in Book 3369, page 451, said Register's Office.

7. Easment for flow of creek as shown on the survey of the premises made by Crawford Land Surveyors, P.C. dated September 26, 1996

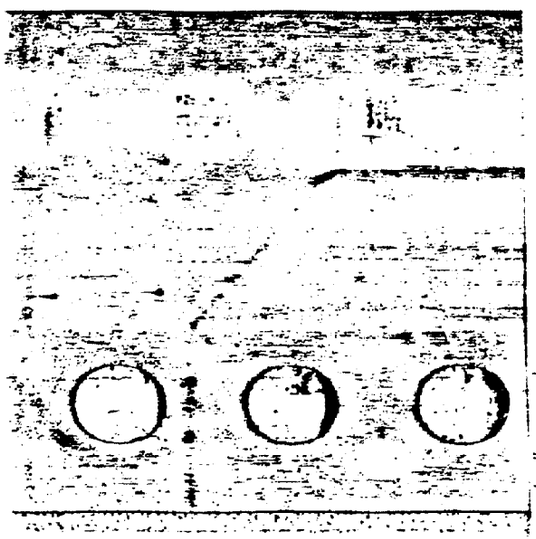
8. Survey of the premises made by Southern Land Surveying Co., dated July 5, 1966 shows an easement for utility purposes along the northerly line of Lot No.52.

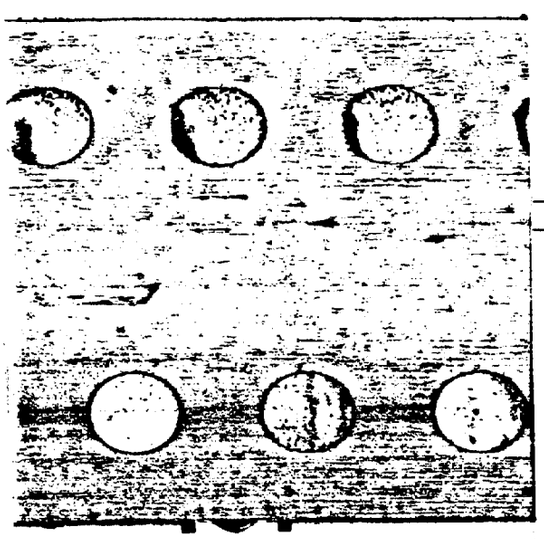
9. Matters shown on the survey of Crawford Land Surveyors, P.C. dated September 26, 1996.

0235264
IDENTIF. A REFERENCE

96 OCT 11 PM 12:35
FELIX Z. ROBINSON REGISTER
DAVIDSON COUNTY, TN.

9127 10/11 0101 03CHECK 5378.00





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

RECEIVED OF _____

FOR _____

BOOK 10223 PG 288

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	1450000.00
			CON TX	5365.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	5378.00
			CHECK	5378.00
10/11/96	01		12:42 0001	9127

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0235264
IDENTIFICATION REFERENCE

96 OCT 11 PM 12:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1076175

No. [redacted]