BOOK 10239 PG 726

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October 96

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

DEBRA WICKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KAREN S. CONRAD (NAME)	KAREN CONRAD (NAME)	MAP 92-16
33 MUSIC SQUARE WEST, UNIT #106A (ADDRESS)	(ADDRESS)	PARCEL 4CO
NASHVILLE, TENNESSEE (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, GEORGETOWN PARTNERS, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF PAUL STEVENSON AND ACCOUNTANTS CAPITAL ENTERPRISES II, A TENNESSEE PARTNERSHIP.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KAREN S. CONRAD AND ~~WIFE~~, WALTER DAVID CONRAD, WIFE AND HUSBAND

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:

Land and improvements in Davidson County, Tennessee, being Unit No. 106A, as shown on Exhibit A1 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, said Register's Office, 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part of Section One on the Plan of Georgetown Place, of record in Book 6050, page 30, which plan voided, vacated, and superceded the recording of Lots Number 84 through 88, inclusive, of the O. B. Hayes Plan of Small Lots, of record in Plan book 1, page 69, Register's Office for said County.

Being the same property conveyed to Georgetown Partners, a Tennessee general partnership composed of Phillip Williams, Wayne Steele, and Paul Stevenson by deed from Georgetown Place Associates, LTD, a Tennessee limited partnership having Elkay Properties, Inc. as managing general partner, of record in Book 6621, page 239, Register's Office for Davidson County, Tennessee. The said Phillip Williams conveyed his interest by Quit Claim Deed to Georgetown Partners, a Tennessee general partnership composed of Wayne Steel, an individual, Paul Stevenson, an individual and Accountants Capital Enterprises II, a Tennessee partnership, all as general partners of record in Book 6691, page 443, Register's Office for Davidson County, Tennessee. Wayne Steele

CONTINUED

unimproved ( )
This is improved (X) property, known as 33 MUSIC SQUARE WEST, UNIT #106A, 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.

THIS DEED IS GRANTED IN CONSIDERATION OF AN INTERNAL REVENUE SECTION 1031 TAX-DEFERRED EXCHANGE.

Witness our hand S this 15th day of October, 19 96

GEORGETOWN PARTNERS, A TENNESSEE GENERAL PARTNERSHIP

By: _____
PAUL STEVENSON, GENERAL PARTNER

By: Paul Stevenson
ACCOUNTANTS CAPITAL ENTERPRISES II, A TENNESSEE PARTNERSHIP, GENERAL PARTNER
BY: James P. Williams
JAMES P. WILLIAMS, PARTNER

BY: William A. Shipp Jr.
WILLIAM A. SHIPP, JR., PARTNER

LEGAL DESCRIPTION CONTINUATION

relinquished his interest in the Partnership by document of record in Book 10239, page 724, said Registers' Office.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens assessments and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Georgetown Place, Section One Condominium, of record in Book 6241, page 303, and amended in Book 6431, page 85, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and paid by the Grantors herein.

02408889
IDENTIF. & REFERENCE

96 OCT 29 AM 8:51
REGISTER
DAVIDSON COUNTY, TN.

3195 10/29 1101 03CHECK 938.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10239 PG 728

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared PAUL STEVENSON with whom I am personally acquainted or proven to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be a General Partner of GEORGETOWN PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, and partnership, and that he as such General Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Partnership, by the said PAUL STEVENSON, as General Partner of GEORGETOWN PARTNERS, A TENNESSEE GENERAL PARTNERSHIP.

WITNESS my hand and official seal at office at Nashville, Tennessee, on this 15th day of October, 1996.

Camille A Smith
NOTARY PUBLIC

My Commission Expires:
1-17-99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared JAMES P. WILLIAMS, AND WILLIAM A. SHIPP, JR. with whom I am personally acquainted or proven to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be Partners of ACCOUNTANTS CAPITAL ENTERPRISES II, A TENNESSEE PARTNERSHIP, the within named bargainor, and partnership, and that they as such Partners being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Partnership, by the said James P. Williams and William A. Shipp, Jr. as Partners of ACCOUNTANTS CAPITAL ENTERPRISES II, A TENNESSEE PARTNERSHIP.

WITNESS my hand and official seal at office at Nashville, Tennessee, on this 15th day of October, 1996.

Camille A Smith
NOTARY PUBLIC

My Commission Expires:
1-17-99

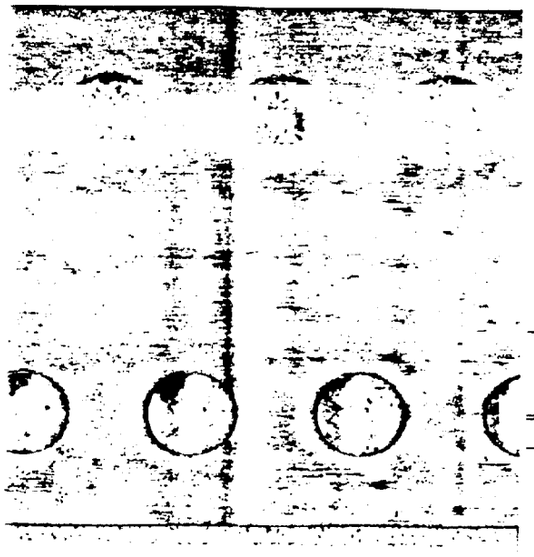
STATE OF TENNESSEE
COUNTY OF DAVIDSON

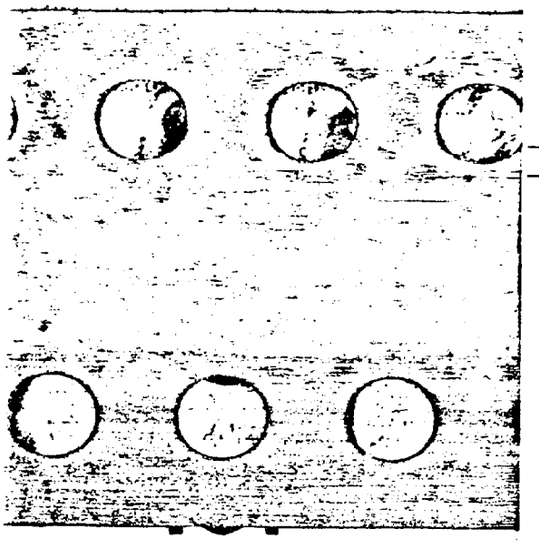
Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared JAMES P. WILLIAMS, AND WILLIAM A. SHIPP, JR. with whom I am personally acquainted or proven to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be Partners of ACCOUNTANTS CAPITAL ENTERPRISES II, A TENNESSEE PARTNERSHIP, in the capacity of GENERAL PARTNER OF GEORGETOWN PARTNERS, A TENNESSEE GENERAL PARTNERSHIP the within named bargainor, and partnership, and that they as such Partners being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Partnership GEORGETOWN PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by the said James P. Williams and William A. Shipp, Jr. as Partners of ACCOUNTANTS CAPITAL ENTERPRISES II, A TENNESSEE PARTNERSHIP, in the capactiy of GENERAL PARTNER OF GEORGETOWN PARTNERS, A TENNESSEE GENERAL PARTNERSHIP.

WITNESS my hand and official seal at office at Nashville, Tennessee, on this 15th day of October, 1996.

Camille A Smith
NOTARY PUBLIC

My Commission Expires:
1-17-99





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10239 PG 729

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	
	250000.00
CON TX	925.00
PRFEE	1.00
WDEED	12.00
TOTAL	938.00
CHECK	938.00

10/29/96 01 08:54 0001 5135

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0240889
IDENTIF. ↑ REFERENCE

96 OCT 29 AM 8:51

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

№ 1082141

No [redacted]