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

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 10250 PG 17

#14196

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SUSAN E. KEEL	SUNTRUST BANK, NASHVILLE, N.A.	117-3-D
207 Hillsboro Place (NAME)	P.O. Box 305110 (NAME)	207
Nashville, Tennessee 37215 (STREET ADDRESS OR ROUTE NUMBER)	Nashville, TN 37230-5110 (STREET ADDRESS)	7DA91226
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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 SUSAN E. KEEL, 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 207 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, amended in Book 8140, page 689, 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 paid by the Grantor; (2) Restrictions of record in Book 6740, page 37, amended in Book 8140, page 689; (3) Charter of record in Book 6747, page 6; (4) Easements of record in Book 3965, page 468, Book 4158, page 34, Book 6595, page 58, Book 3531, page s 572, 576 and 592, Book 4633, page 468; (5) Right-of-way of record in Book 1077, page 581; (6) Agreement of record in Book 6629, page 452; and (7) All matters appearing on the Plan of record in Plat Book 6250, pages 751 thru 752, said Register's Office.

unimproved (XX)
This is improved ( ) property, known as 207 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 31st day of October, 1996.

THE PARTHENON GROUP
By: DEBBIE F. BURNS, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF _____

BOOK 10250 PG 18

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 Tennessee
COUNTY OF Williamson

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 he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of THE PARTHENON GROUP 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 31st day of October, 19 96

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 the 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 31st day of October, 1996.

NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

Susan Keel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 19 96.

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

02,3650

IDENTIFICATION REFERENCE

WARRANTY DEED

96 NOV -5 AM 10:04

REGISTER
DAVIDSON COUNTY, TN.

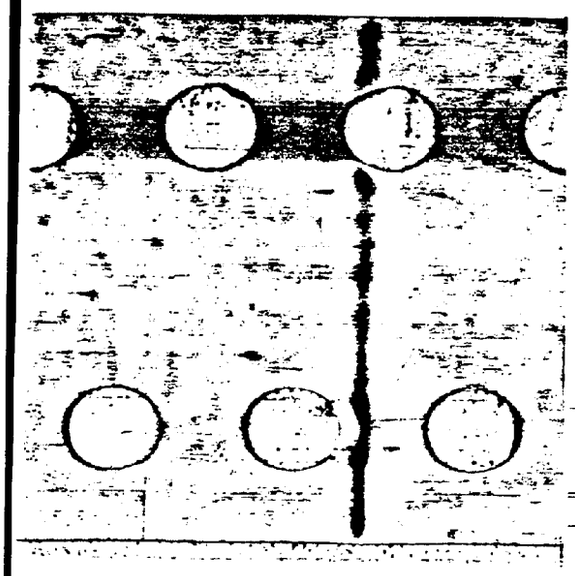
FROM THE PARTHENON GROUP

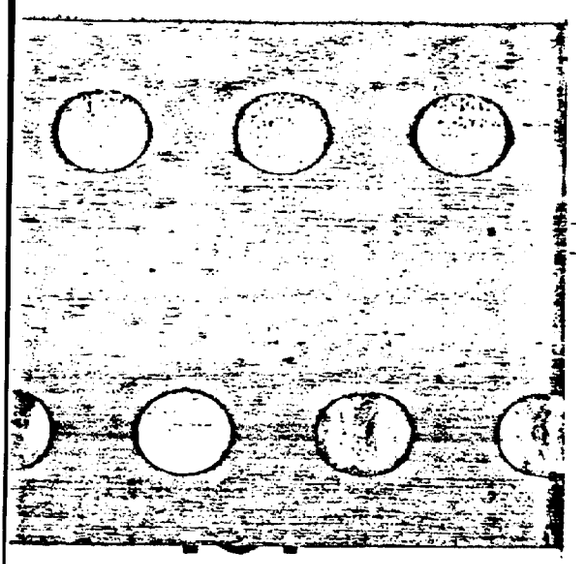
TO SUSAN E. KEEL

8152 11/05 0101 03CHECK 371.60

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 10250 PG 19

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 78000.00
				CON TX 362.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 371.60
				CHECK 371.60
11/05/96	01			10:06 0001 8152

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0243658
IDENTIF. # REFERENCE

96 NOV -5 AM 10: 0[illegible]

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1085079