WARRANTY DEED

BOOK 10298 PG 488

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Parthenon Apartments, LLC (NAME)	Rental Property Managements (NAME)	92-14-52
Lot 59 of Resubdivision of West (ADDRESS)	421 E. Thompson Lane, Ste 37 (ADDRESS)	21W03490
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (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, The Marchetti Company, a Tennessee Corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Parthenon Apartments, LLC

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 in Davidson County, Tennessee, being Lot No. 59 on the Plan of the Resubdivision of Lots 59 and 60, West End Park, of record in Book 8250, Page 660, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being part of the same property conveyed to The Marchetti Company, a Tennessee Corporation, by deed from The Estate of Louis A. Murray of record in Book 10109, Page 960, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

0257574
IDENTIF. & REFERENCE

96 DEC 19 PM 4:00
DAVIDSON COUNTY, TN.

7635 12/19 0101 03CHECK 471.50

This is unimproved (X) unimproved ( ) property, known as Lot 59 of Resubdivision of West* Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*End Park

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 16th day of December 19 96

The Marchetti Company, a Tennessee Corporation,
BY:
Michael V. Marchetti, President

BOOK 10296 PG 489

STATE OF TENNESSEE
COUNTY OF

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

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

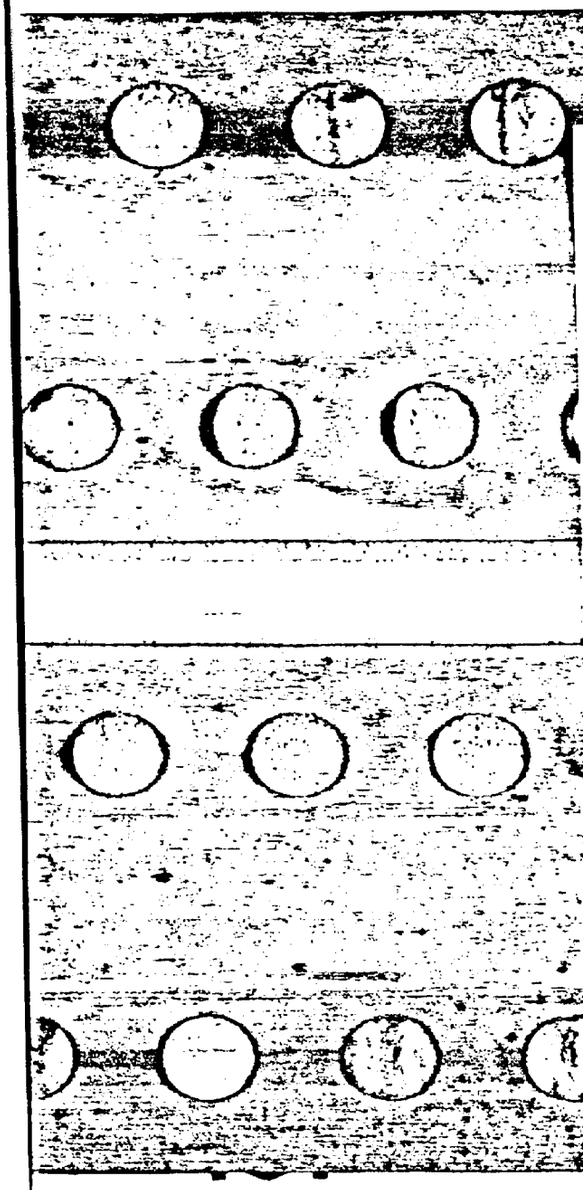
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Michael V. Marchetti and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the The Marchetti Company the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Michael V. Marchetti as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 16th day of December 19 96.

My commission expires January 24, 1998

_____
Notary Public

PATRICIA D. CAVITT NOTARY PUBLIC AT LARGE



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10296 PG 490

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 125000.00

CON TX 462.50

PRFEE 1.00

WDEED 8.00

TOTAL 471.50

CHECK 471.50

12/19/96 01 16:02 0001 7635

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257574

IDENTIFICATION REFERENCE

96 DEC 19 PM 4:00

REGISTER

DAVIDSON COUNTY, TN.

No. 1100223