[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[Petway, Blackshear &	[ ]	Part of]
[Cain	[NEW OWNERS]	Map 093-023]
[208 Third Avenue North,	[ ]	Parcel 171.00]
[Suite 500	[ ]	]
[Nashville, TN 37201	[ ]	]
[This instrument prepared by: Robert J. Notestine III, Attorney		]
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		]
[		]
[		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, 208 3rd Avenue North, Ltd., a Tennessee Limited Partnership (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Petway, Blackshear & Cain, A TENNESSEE GENERAL PARTNERSHIP (the "Grantee"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 500, as described on the Master Deed of 208 Third Avenue North Condominiums, of record in Book 10165, Page 684, Register's Office for Davidson County, Tennessee to which plan reference is hereby attached for a more complete and legal description.

Being a part of the same property conveyed to 208 3rd Avenue North, Ltd., a Tennessee Limited Partnership by Warranty Deed from Noble C. Caudill, II of record in Book 5982, Page 906, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes: 1) Davidson County real property taxes for the year 1996; 2) The Master Deed and By-Laws of record in Book 10165, Page 684, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 208 Third Avenue North, Suite 500, Nashville, Tennessee 37201.

[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
[31st day of December , 1996
[
[Notary Public
[My Commission Expires 1-24-98
[

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of December, 1996.

208 3rd Avenue North, Ltd.
A Tennessee Limited Partnership

By: _____
Corporate General Partner

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Noble C. Caudill, II**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of CT Properties, Inc. the Corporate General Partner of 208 3rd Avenue North, Ltd., the within named bargainor, a Tennessee limited partnership, and that he as such Officer executed the foregoing instrument for the purpose therein contained by signing the name of the limited partnership by the said Noble C. Caudill, II as President of CT Properties, Inc., the Corporate General Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of December, 1996.

_____
NOTARY PUBLIC

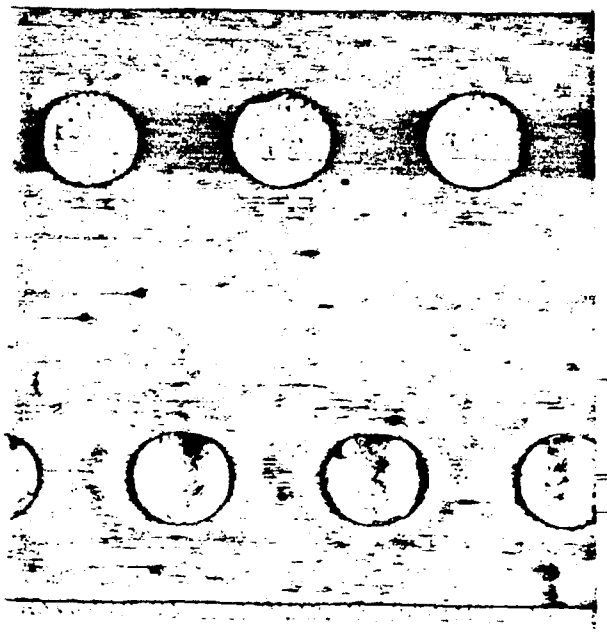
My Commission Expires: 1-24-98

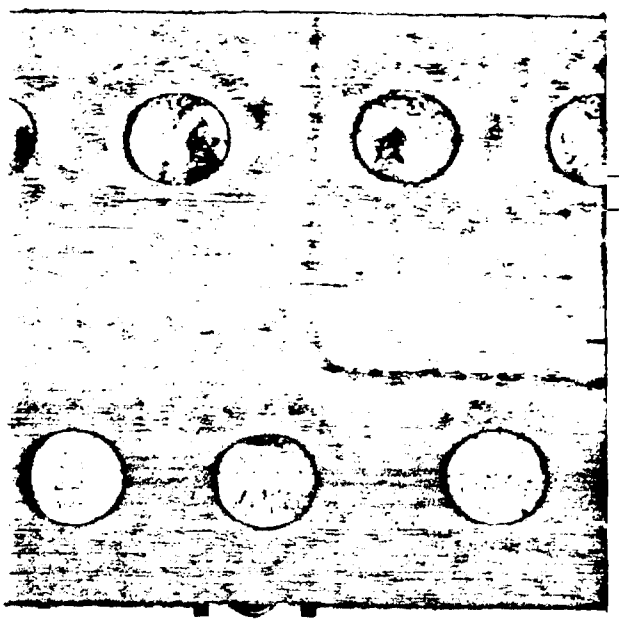
0261133
IDENTIF. ↑ REFERENCE

97 JAN -2 PM 4:16
DAVIDSON COUNTY, TN.

MAIL ENV

1597 01/02 0101 03CHECK 471.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10309 PG 240

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	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 1597

02611133
IDENTIF. ↑ REFERENCE

97 JAN -2 PM 4:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1104144