BOX 44

THIS INSTRUMENT PREPARED BY: **Kathryn H. Pennington** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $42,000.00. **Affiant** Subscribed and sworn to before me, this 5th day of March, 1997. Notary Public My Commission Expires: 3 Dec 98

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
ABA WORKS, L.P. 921 Brenton Park Court Nashville, TN 37027	SAME	104-11-0-A-051.00CO 24W 15100

3050 03/05 0101 03CHECK 164-40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHELDON C. NESBITT AND WIFE, MELISSA AUSTIN NESBITT,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ABA WORKS, L.P.,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. D-3 on the Plan of Villager West, of record in Plan Book 5210, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sheldon C. Nesbitt by deed from Debroah K. Duty, unmarried, of record in Book 9172, page 178, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

This conveyance is made subject to:

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees

to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed creating a Horizontal Property Regime, of record in Book 5452, page 419, Register's Office for Davidson County, Tennessee, and the by-laws attached thereto.

3. Matters shown on the Plan of record in Book 5210, page 174, Register's Office for said County.

This is improved property known as 2134 Fairfax Ave., #D-3 & C.M. MAR, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we covenant with the said Grantee that I am 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 5th day of March, 1997.

97 MAR -5 PM 3:30
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0279229
IDENTIFICATION REFERENCE

Sheldon C. Nesbitt

Sheldon C. Nesbitt

Melissa Austin Nesbitt

Melissa Austin Nesbitt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHELDON C. NESBITT,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of March, 1997.

Notary Public

My Commission Expires: 3/22/98

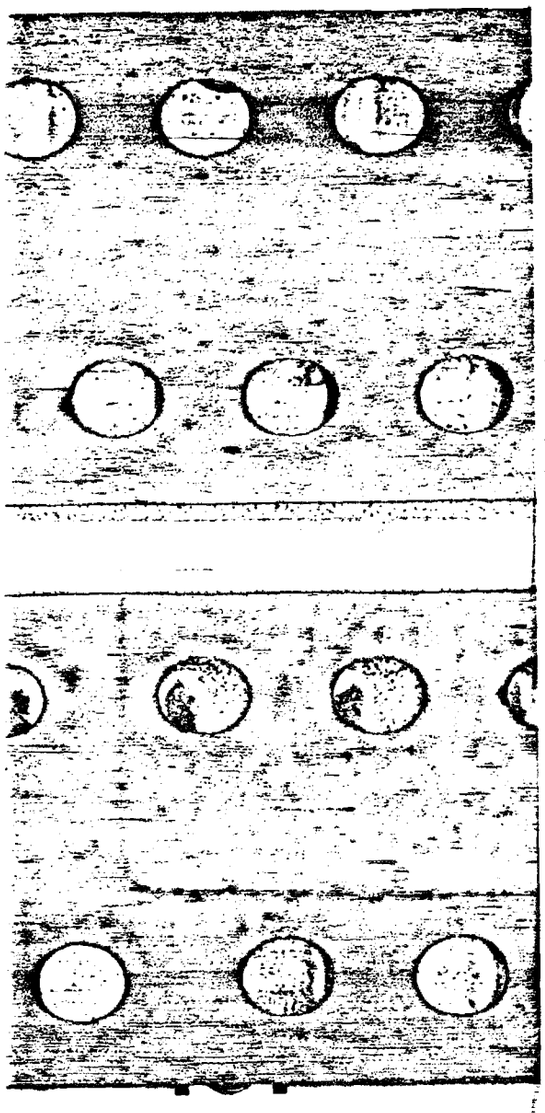
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MELISSA AUSTIN NESBITT,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of March, 1997.

Notary Public

My Commission Expires: 3/22/98



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

RECEIVED OF _____

FOR _____

BOOK 10370 PG 433

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	42000.00
CON TX	155.40
PRFEE	1.00
WDEED	8.00
TOTAL	164.40
CHECK	164.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 3050

0279229
IDENTIF. & REFERENCE

97 MAR -5 PM 3:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1123438