This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 10590 PG 718

ADDRESS NEW OWNER:
SARA LEE GROUP, INC.
P. O. Box 198831
Nashville, TN 37219

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 120-01
PARCEL 132

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Michael Rogers and wife, Courtney L. D. Rogers hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sara Lee Group, Inc. , hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> LAND in the Third Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineer/Surveyors, dated 5/26/67, as follows:
>
> BEGINNING at a point on the northerly margin of Vultee Boulevard at the soughwest corner of the property conveyed to A. H. Brewer and wife, by deed from Harry B. Eubank and wife, of record in Book 2401, Page 419, said Register's Office; thence with the westerly line of said Brewer's property N4°W, 645.1 feet to an iron pin; thence S88°20'W, 110.1 feet to an iron pin; thence S4°E, 602.5 feet to an iron pin in the northerly margin of Vultee Boulevard; thence with the same S69°10'E, 68.7 feet to an iron pin and S73°E, 51 feet to the point of beginning.
>
> Being the same property conveyed to Michael P. Rogers and wife, Courtney L. D. Rogers, by deed from Homer E. Willis, Francis W. Boyle and Robert Picirilli of record in Book 9869, Page 63, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Homer E. Willis, Francis W. Boyle and Robert E. Picirilli of record in Book 9869, Page 66, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

Taxes for 1997 have been pro-rated and assumed by Grantee(s).

Michael Rogers and Michael S. Rogers is one and the same person.

This is improved property known as Vultee Garden Apartments, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sara Lee Group, Inc., its successors and assigns, forever; and we, Michael Rogers and wife, Courtney L. D. Rogers do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10590 PG 719

Witness our hands this the 29th day of August, 1997.

Michael Rogers

Courtney L. D. Rogers by Mike Rogers Attorney in Fact

Courtney L. D. Rogers
by Michael Rogers, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael Rogers the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of August, 1997.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

3466 09/02 0101 03CHECK 1674.00

Personally appeared before me Michael Rogers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of 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 the 29th day of August, 1997.

Notary Public

My Commission expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 450,000.00.

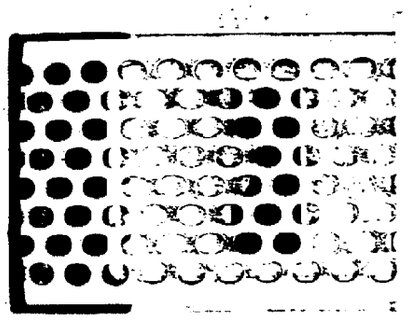
AFFIANT

Subscribed and sworn to before me this 29th day of August, 1997.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

0343686
IDENTIF. & REFERENCE

97 SEP -2 PM 3:14
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10590 PG 720

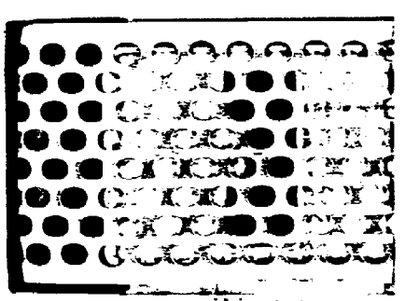
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
450000.00
CON TX 1665.00
PRFEE 1.00
WDEED 8.00
TOTAL 1674.00
CHECK 1674.00

09/02/97 01 15:16 0001 3466

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0343686
IDENTIF. & REFERENCE

97 SEP -2 PM 3:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1192952