ATION : 'LIED BY

THE PARTIES HEREIN

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 10653 PG 328

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 28,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF October, 19 97

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: Sept 23, 2000
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ankrum Blair	Barcelona Joint Venture Group	Map133-16A
(NAME)	(NAME)	
270 Tampa Drive, Unit M4	P.O. Box 24520	Parcel 155
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37202	
(CITY) (STATE) (ZIP)	(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, Barcelona Joint Venture Group,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ankrum Blair, an unmarried person

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 Unit No. M4, of Barcelona Condominiums created under Title 66, Chapter 27, Sections 101, et seq.,as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6400, page 801, Register's Office for Davidosn County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominiums of record in Book 6400, page 839, Register's Office for Davidosn County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Barcelona Joint Venture Group, a Tennessee general partnership by deed of record in Book 9735, page 828, said Register's Office for Davidson County, Tennessee.

97 OCT 21 PM 2:39

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0361326

unimproved ( )
This is improved (X) property, known as 270 Tampa Drive, Unit M4, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 1st day of October, 19 97

Barcelona Joint Venture Group, Tennessee general partnership
By:
Scott P. Ghertner, Authorized General Partner

STATE OF TENNESSEE
COUNTY OF

BOOK 10653 PG 329

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 Scott F. Ghertner and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Aurthorized General Partner and _____ respectively of the Barcelona Joint Venture Group, a Tennessee general partnership the within named bargainor, and corporation, and that he as such Authorized General Partner 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 Scott F. Ghertner as such Authorized General Partner and attesting the same by the said _____ as such _____

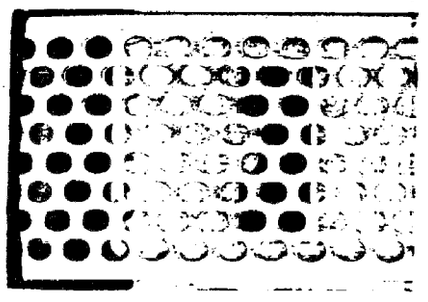
Witness my hand and official seal at office at Nashville, Tennessee on this the 1st day of October, 97

My commission expires _____

R. L. MOORE NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN

_____
Notary Public

2360 10/21 0101 03CHECK 114.45



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

RECEIVED OF _____

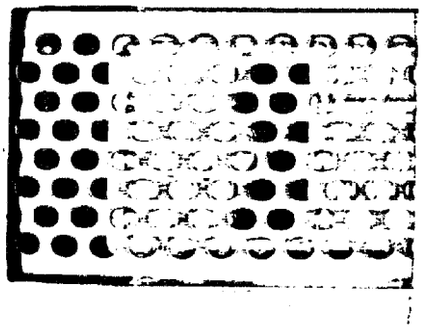
FOR _____

BOOK 10653 PG 330

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	AMT TOTAL PAID
				2500.00
			CON TX	105.45
			PRFEE	1.00
			WDEED	8.00
			TOTAL	114.45
			CHECK	114.45
		10/21/97	01	14:42 0001 2360

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0361326
IDENTIF. # REFERENCE

97 OCT 21 PM 2:39
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1211637