WARRANTY DEED

BOOK 10081 PG 980

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30th DAY OF October 19 97

Notary Public

MY COMMISSION EXPIRES: July 12, 1999
(AFFIX SEAL)

RUTH M. FORAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PREMIER PROPERTIES (NAME)	Farmers & Merchants Bank (NAME)	MAP 82-13
1217 & 1219 (aka 1215) 6th Ave.N (ADDRESS)	322 Main Street (ADDRESS)	PARCEL 194
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (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, GERMANTOWN APARTMENTS L.L.C.

HEREINAFTER CALLED THE GRANTORS. HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PREMIER PROPERTIES

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 the northerly one-half of Lot No. 104 and the southerly 21 feet of Lot No. 105 on the Plan of D. T. McGavock's First Addition as of record in Book 10, pages 606, 607, 608 and 609, Register's Office for said County.

SAID parts of Lots Nos. 104 and 105 front together 68.5 feet on the westerly side of Sixth Avenue, North, formerly High Street, and extend back betwen parallel lines 175 feet to an alley.

Being all the same property conveyed to Germantown Apartments L.L.C. by deed from Hautense Walton, of record in Book 9512, page 620, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

97 NOV 12 PM 4:09
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0369212

unimproved ( )
This is improved (X) property, known as 1217 & 1219 (aka 1215) 6th Ave.N, Nashville, TN 37206
(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 30th day of October 19 97

GERMANTOWN APARTMENTS L.L.C.
By:
Mark K. Sanders, Chief Manager

STATE OF TENNESSEE
COUNTY OF

BOOK 10681 PG 981

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 WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Mark K. Sanders and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and _____ respectively of the GERMANTOWN APARTMENTS L.L.C. the within named bargainor, and corporation, and that he as such Chief Manager 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 Mark K. Sanders as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN 37027 this the 30th day of October 19 97.

My commission expires July 12, 1999

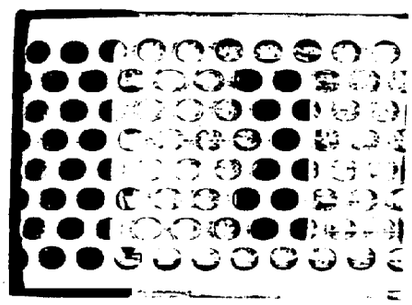
_____
Notary Public

RUTH M. FORAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Ruth M. Foran

0960 11/12 0101 03CHECK 860.00

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



RECEIVED OF _____

FOR _____

BOOK 10681 PG 982

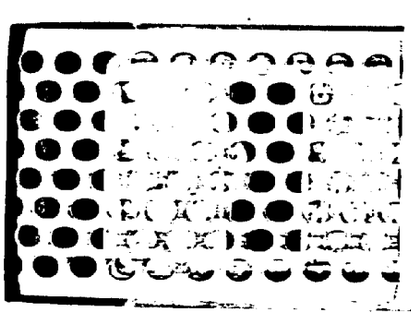
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATF TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 230000.00
CON TX 851.00
PRFEE 1.00
WDEED 8.00
TOTAL 860.00
CHECK 860.00

11/12/97 01 16:07 0001 0960

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0369212
IDENTIFICATION REFERENCE
97 NOV 12 PM 4:09
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1220134