BOOK 10766 PG 75

This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road, Suite 110
Nashville, Tennessee 37215

Address New Owner: Poston Avenue Properties LLC 2908 Poston Avenue Nashville TN 37203	Send Tax Bills to New Owner	Map: 104-2-P Parcels: 1CO & 2CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, REUNION PROPERTIES LIMITED, a Tennessee general partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to POSTON AVENUE PROPERTIES LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2908 and 2910 Poston Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of January, 1998.

E. MICHAEL BLANTON

GARY W. CHAPMAN

03925594
IDENTIF. + REFERENCE

98 JAN 22 PM 4:07

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

BURTON P. GRANT

DAN E. HARRELL

TERRY A. HEMMINGS

MICHAEL W. SMITH

Being all of the partners of the Grantor.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, E. Michael Blanton, 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 21st day of January, 1998.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: July 25, 1998

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gary W. Chapman, 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 21st day of January, 1998.

Jeri W. Cook
Notary Public

My Commission Expires: July 25, 1998

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Burton P. Grant, 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 21st day of January, 1998.

Jeri W. Cook
Notary Public

My Commission Expires: July 25, 1998

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dan E. Harrell, 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 21st day of January, 1998.

Notary Public

My Commission Expires: July 25, 1998

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terry A. Hemmings, 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 20th day of January, 1998.

Notary Public

My Commission Expires: July 25, 1998

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael W. Smith, 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 20th day of January, 1998.

Notary Public

My Commission Expires: July 25, 1998

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,325,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of January, 1998.

Notary Public

My Commission Expires: 9/23/2001

Exhibit "A"

TRACT I:

LAND in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements, of Poston Avenue Office Condominium, a horizontal property regime established by Master Deed of record in book 7664, page 320, Register's Office for Davidson County, Tennessee, said Unit being depicted on the condominium site plan attached as Exhibit B to the aforementioned Master Deed.

BEING the same property conveyed to Reunion Properties Limited, a Tennessee general partnership by deed from Poston Avenue Partnership, a Tennessee general partnership of record in Book 7665, page 277, Register's Office for Davidson County, Tennessee.

TRACT II:

LAND in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Poston Avenue Office Condominium, a horizontal property regime established by Master Deed of record in Book 7664, page 320, Register's Office for Davidson County, Tennessee, as amended in Book 7799, page 685, Register's Office for Davidson County, Tennessee, said Unit being depicted on the condominium site plan attached as Exhibit B to the aforementioned Master Deed, as amended.

BEING the same property conveyed to Reunion Properties Limited, a Tennessee general partnership by deed from Poston Avenue Partnership, a Tennessee general partnership, of record in Book 8836, page 662, Register's Office for Davidson County, Tennessee.

Exhibit "B"

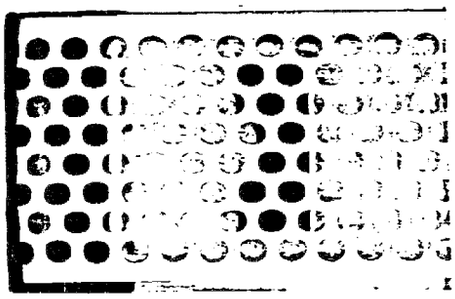
1. Taxes for 1998 which have been prorated and assumed by the Grantee.

2. All matters appearing on the condominium site plan, attached as Exhibit "B" to the Master Deed establishing Poston Avenue Office Condominium, of record in Book 7664, page 320, Register's Office for Davidson County, Tennessee (Unit A).

3. All matters appearing on the condominium site plan, attached as Exhibit "B" to the Master Deed established Poston Avenue Office Condominium, of record in Book 7664, page 320, as amended in Book 7799, page 685, both in the Register's Office for Davidson County, Tennessee (Unit B).

4. Bylaws Poston Avenue Office Condominium, of record in Book 7664, page 343, Register's Office for Davidson County, Tennessee.

4714 01/22 0101 03CHECK 4931-50



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

RECEIVED OF _____

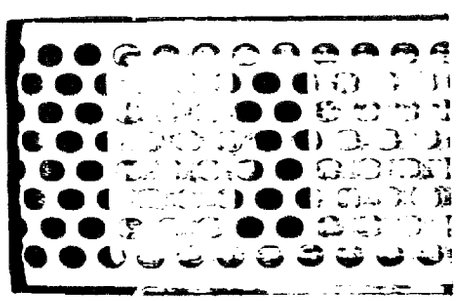
FOR _____

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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	
				1325000.00
			CON TX	4902.50
			PRFEE	1.00
			WDEED	28.00
			TOTAL	4931.50
			CHECK	4931.50
01/22/98	01		16:15 0001	4714

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0392594
IDENTIF. # REFERENCE

98 JAN 22 PM 4:08
REGISTER
DAVIDSON COUNTY, TN.

No. 1245332