This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Alan Wishard
900 19th Avenue South, #302
Nashville, TN 37212

SEND TAX BILLS TO:
Same

WARRANTY DEED

(Map Number 92-16-0-B; Parcel Number 23.00 CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **HOWARD O. ROYER**, an unmarried person, have bargained and sold and do hereby transfer and convey unto **ALAN WISHARD** and wife, **JUDITH K. WISHARD**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee being Lots 163, 164, 165, 166, 167, 168, and 169 on the plan of O.B. Hayes Second Plan of Small Lots in Nashville, of record in Plat Book 1, page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Unit No. 302 on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office.

BEING the same property conveyed to Howard O. Royer by deed from Clay Owen Bradley, unmarried of record in Book 8623, page 422, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

The parking space known as 3S #8 is not included in this conveyance. Grantor shall retain the right to use and occupy parking space 3S #8, and the Grantee shall have no interest right or use of parking space 3S #8.

THIS CONVEYANCE IS MADE SUBJECT to all matters contained on the plan of record in Plat Book 6900, page 124, said Register's Office; all matters contained in the Master Deed and By-Laws of University Square Homeowners Association of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office; Charter of University Square Homeowners Association of record in Book 7078, page 444, said Register's Office and any restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: 900 19th Avenue South, #302, Nashville, TN 37212

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantor 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 noted herein and for the 1998 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTOR FURTHER COVENANTS and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 30th day of January, 1998.

98 JAN 30 PM 12:44
DAVIDSON COUNTY, TN.

0395328
IDENTIF. & REFERENCE

Howard O. Royer
HOWARD O. ROYER

PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Howard O. Royer, an unmarried person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 30th day of January, 1998.

Glenn S. Macbeth, Notary

My Commission Expires: September 15, 1998

GLENN S. MACBETH * NOTARY PUBLIC AT LARGE * RUTHERFORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$63,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

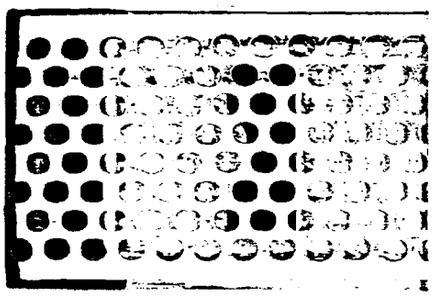
Subscribed and sworn to before me this 30th day of January, 1998.

Glenn S. Macbeth, Notary

My Commission Expires: September 15, 1998

GLENN S. MACBETH * NOTARY PUBLIC AT

7649 01/30 0101 03CHECK 242.10



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

RECEIVED OF _____

FOR _____

BOOK 10775 PG 18

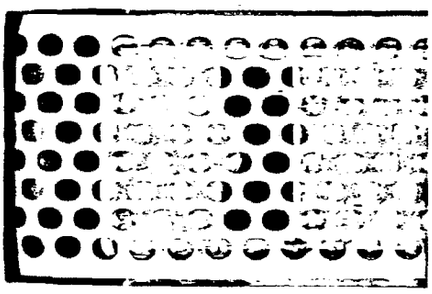
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 63000.00
CON TX 233.10
PRFEE 1.00
WDEED 8.00
TOTAL 242.10
CHECK 242.10

01/30/98 01 12:52 0001 7649

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0395328
IDENTIF. # REFERENCE

98 JAN 30 PM 12:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1248225