ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
VIP, LLC	New Owner	
4515 Nolensville		Map 147-2-B
Nashville, TN 37221		Parcel 44

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205
98-03-4998

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, D/A Enterprises, a partnership (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto VIP, LLC, a limited liability company (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Unit C-106, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6188, page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to D/A Enterprises, a partnership composed of Thomas G. Penningtonand Joyce C. Rybolt by Warranty Deed from Town & Country Properties, Inc. of record in Book 6258, Page 926, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

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

This is improved property commonly known as Unit C-106 Harding Place, Nashville, Tennessee 37211.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $18,000.00.

Affiant

Subscribed and sworn to before me this 13th day of April, 1998.

Notary Public

My Commission Expires 11-24-2001

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13th day of April, 1998.

D/A Enterprises, a partnership

by: Joyce C. Rybolt

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce C. Rybolt with whom I am personally acquainted, (or proved to me on the basis of satsfactory evidence), and who, upon oath, acknowledged herself to be the general partner of D/A Enterprises, and that she as such general partner executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by herself as general partner

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of April, 1998.

Notary Public

My Commission Expires: 11-24-2001

0425632
IDENTIFICATION REFERENCE
98 APR 15 AM 9:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
4215 04/15 0101 03CHECK

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

RECEIVED OF _____

FOR _____

BOOK 10886 PG 526

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	18000.00
			CON TX	66.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	75.60
			CHECK	75.60
04/15/98	01		09:32 0001	4215

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0425632
IDENTIF. & REFERENCE

98 APR 15 AM 9:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1280375