BOOK 11273 PAGE 67

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **22nd** day of **December, 1998** between ROY C. FORKUM, A MARRIED MAN, and Deana FORKUM, HIS WIFE, GRANTORs, and FAIR HOUSING ASSOCIATES, A TN GENERAL PARTNERSHIP, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, ROY C. FORKUM, A MARRIED MAN, and _____ FORKUM, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto FAIR HOUSING ASSOCIATES, A TN GENERAL PARTNERSHIP, hereinafter referred to as GRANTEE, its successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1212 3RD AVENUE SOUTH, NASHVILLE, TN 37210.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, its successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

_____ FORKUM, wife of ROY C. FORKUM, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

GRANTORs further covenant and bind himself, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: Roy C Forkum
ROY C. FORKUM Signature of Seller

Deana Forkum
Deana **FORKUM**

98 DEC 30 PM 12:27
REGISTER
DAVIDSON COUNTY, TN.

0530616
IDENTIFICATION REFERENCE

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROY C. FORKUM and HIS WIFE,** Deana **FORKUM,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **22nd** day of **December, 1998.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

FAIR HOUSING ASSOCIATES, A TN GENERAL PARTNERSHIP
2299 21ST AVENUE SOUTH, STE. 220
NASHVILLE, TN 37212

Property Address:

1212 3RD AVENUE SOUTH
NASHVILLE, TN 37210

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 105-3, PARCEL 244

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$30,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **22nd** day of **December, 1998.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being part of Lot Numbered "twenty-three" (23) in John Nelson's Plan recorded in Deed Book 2, page 182, Register's Office for Davidson County, Tennessee. Said part of said Lot No. 23 fronts thirty-four feet, more or less, on the east side of Third Avenue South, Nashville, Tennessee, and runs back between parallel lines, 125 feet, more or less, to a twelve foot alley. Said property begins 302 feet south of the intersection of Third Avenue, South with Franklin or Chestnut Street.

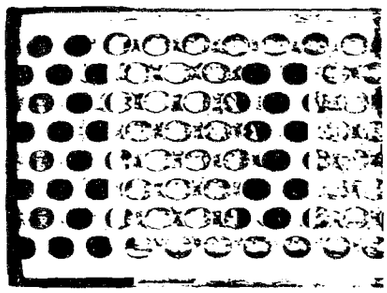
BEING the same property conveyed to ROY C. FORKUM, A MARRIED MAN, and _____ FORKUM, HIS WIFE, by Deed from WALTER H. CARTER, A MARRIED MAN, of record in Book 10365, page 363, Register's Office for DAVIDSON County, Tennessee. herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years, A LIEN, not yet due and payable (MAP 105-3, PARCEL 244).

2. All matters as set forth on the Plan of record in Plat Book 2, page 182, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

6251 12/30 0101 03CHECK 126.00



OFFICIAL RECEIPT

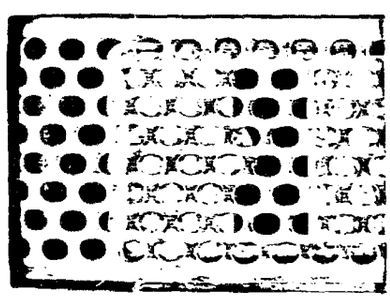
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE



0530616
IDENTIF. & REFERENCE

98 DEC 30 PM 12:27

REGISTER
DAVIDSON COUNTY, TN.

CO-T	30000.00
CO-T	165.00
PRFEE	1.00
REGT	13.00
CFEE	1.00
TOTA	182.00
CHEC	182.00

12/30/98 01 12:04 00:1 dCs1

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403572