PICK-UP

Davidson County DEEDWARR
Recvd: 05/24/02 12:24 4pgs
Fees:23.00 Taxes:708.55
20020524-0063520

This instrument prepared by and after recording return to:

Lisa J. Fine, Esq.
Mayer, Brown, Rowe & Maw
190 South LaSalle Street
Chicago, Illinois 60603

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Phoenix Investment Trust dated December 21, 1989, as restated and amended. Attn: Ms. Lisa Gardina	Same	Map: 142-13-0-C
110 N. Carpenter Street		Parcel: 172CO
Chicago, Illinois 60607		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, CALVIN EDDINS and wife, ROSALIND EDDINS (the "Grantor") has bargained and sold, and by these presents transfers and conveys to PHOENIX INVESTMENT TRUST DATED DECEMBER 21, 1989, AS RESTATED AND AMENDED (the "Grantee"), Grantee's successors and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 9219 (Parcel No. 172), together with the carport designated No. 9219-C in RIVER PLANTATION, SECTION ELEVEN, PHASE 5, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 5, Condominium Apartments, recorded in instrument No. 20000918-0092190, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Instrument No. 20010131-0009315, Register's Office for

Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Eleven, Phase 5, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 971, et. seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361, and Plat Book 9700, page 748; Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835, and Section Eleven, Phase 4, by annexation document of record in Book 11432, page 903, and Plat Book of record in Book 9700, page 971, as amended, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is subject to the aforesaid Master Deed, By-Laws, Plats and annexation documents and is also subject to the Covenants, Conditions, and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, Plat in Book 7900, page 745, et. seq., as re-recorded in Book 7900, page 945 Register's Office for said county and to taxes for the year 2002.

BEING part of the same property conveyed to Calvin Eddins and wife, Rosalind Eddins, by deed from Haury and Smith Contractors, Inc., of record in Instrument No. 20020111-0004596, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 9219 Sawyer Brown Road, Nashville, Tennessee 37221.

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

STATE OF Illinois

COUNTY OF Cook

The actual consideration or value, whichever is greater, for this transfer is $191,500.00.

Dona E. Morgan
Affiant

Subscribed and sworn to before me this 21st day of May, 2002

"OFFICIAL SEAL"
MARYLOU SOBOLEWSKI
Notary Public, State of Illinois
My Commission Exp. 04/17/2003

Marylou Sobolewski
Notary Public
My Commission Expires: 4-17-03

Grantor covenants with the Grantee that the above described real estate is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and agrees with Grantee, its successors and assigns, that the Grantor will warrant and forever defend the above described real estate against the lawful claims of all persons whomsoever claiming by, through, or under the Grantor, but against none other.

Whenever 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 our hands this 21st day of May, 2002

CALVIN EDDINS and wife, ROSALIND EDDINS

BY Calvin Eddins
Calvin Eddins

BY Rosalind Eddins
Rosalind Eddins

STATE OF INDIANA
COUNTY OF LAPORTE

Personally appeared before me, TERESA L. LUDLOW, a Notary Public in and for said County and State, CALVIN EDDINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in LAPORTE, INDIANA, this 21st day of MAY, 2002.

Teresa L. Ludlow
NOTARY PUBLIC

My commission expires: 10-19-07

STATE OF INDIANA
COUNTY OF LAPORTE

Personally appeared before me, TERESA L. LUDLOW, a Notary Public in and for said County and State, ROSALIND EDDINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in LAPORTE, INDIANA, this 21st day of MAY, 2002.

Teresa L. Ludlow
NOTARY PUBLIC

My commission expires: 10-19-07