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FOR AND IN CONSIDERATION of the sum of $1.00, cash in hand paid, by Presbyterian Apartments, Incorporated, receipt of which is hereby acknowledged, Royal Oaks Properties, Inc., a Tennessee corporation acting through its duly authorized officers, has bargained and sold and by these presents does transfer and convey unto the said Presbyterian Apartments, Incorporated, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A portion of the Royal Oaks property, located in the Seventh Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at an existing monument which is the northeast corner of the Royal Oaks property, said monument being approximately 227' southwest of the center line of Woodmont Boulevard, and proceeding as follows:

1. South 51°-21' West a distance of 42' to an iron pin; thence,

2. North 37°-45' West a distance of 89.3' to an iron pin and the point of beginning of a curve to the right; thence,

3. Along a 95' radius curve to the right a distance of 91.5' to an iron pin in the existing fence and property line; thence,

4. South 38°-30' East a distance of 167.2' to the existing monument and the point of beginning, said tract containing 0.15 acres, more or less.

Being a part of the property conveyed to Royal Oaks Properties, Inc. by deed of Royal Oak Apartments, Inc., dated December 24, 1959, of record in Book 2998, page 581, Register's Office of Davidson County, Tennessee.

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

And Grantor covenants with the said Presbyterian Apartments, Incorporated that it is lawfully seized and possessed

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