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This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Iroquois Corporation (NAME)	Same (NAME)	Map 142
111 Old Hickory Blvd., S.W. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pt Par. 149
Nashville, Tennessee 37221 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	pw

For and in Consideration of the sum of Ten and no/100 ($10.00) ---------- *DOLLARS*

cash in hand paid to it by Iroquois Corporation ("Grantee"), and other good and valuable consideration, receipt of all of which is hereby acknowledged, Bernie W. Terrell Enterprises, Inc., a Tennessee corporation,

Co 50,000.00
ST 130.00
PF .50
WD 8.00
138.50

has ~~have~~ *bargained and sold, and by these presents do/~~does~~ transfer and convey unto the said* Grantee, its successors and assigns ~~heirs and assigns~~, *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 9th Civil District of Davidson County, Tennessee, being a part of the Iroquois Apartment Tract, a plat of which is of record in Book 4175, page 127, Register's Office for said County, described as follows:

Beginning at a concrete monument in the north margin of Hicks Road, said monument being Ralph Pedigo's southeast property corner; thence, along Pedigo's south line and the north margin of the entrance to Phase two of Iroquois Apartments, North 34 degrees 46 minutes 31 seconds East 324.81 feet to a concrete monument; said monument being located in Peggy Ann Wiggin's south line; thence, along said south line South 50 degrees 35 minutes 01 seconds East 6.00 feet to a concrete monument; thence, along Peggy Ann Wiggin's south line North 40 degrees 39 minutes 59 seconds East 80.23 feet to a concrete monument; thence, continuing along Peggy Ann Wiggin's line with a curve to the left (Radius = 238.37 feet) 303.25 feet to a concrete monument; thence, North 32 degrees 13 minutes 30 seconds West 87.00 feet to a concrete monument; said monument being located in Wiggin's northeast corner; thence, along Wiggin's north line South 57 degrees 46 minutes 30 seconds West 85.00 feet to a point; thence, North 24 degrees 34 minutes 42 seconds West 490.86 feet to a point in Slaton's south line; thence, along said south line North 70 degrees 44 minutes 01 seconds East 160.00 feet to a concrete monument, said monument being Slaton's southeast corner; thence, North 70 degrees 34 minutes 11 seconds East 62.77 feet crossing a 50 foot right of way to a point in the west line of Iroquois Apartments, Phase one; thence, along said west line

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Subscribed and sworn to before me, this the 13th day of July, 19 71

B. W. Terrell
Affiant

My commission expires: 8-9-72
(Affix Seal)

Notary Public

with a curve to the left (Radius = 772.54 feet) 157.08 feet to a concrete monument; thence, continuing along west line South 24 degrees 01 minutes 01 seconds East 20.49 feet to a concrete monument in the southeast corner of Iroquois Apartments Phase One; thence, along the south line of Phase one, being the north line of Phase two, North 63 degrees 28 minutes 13 seconds East 545.62 feet to a point; thence, along a line 50 feet north of "G" buildings South 68 degrees 19 minutes 25 seconds East 583.15 feet to a point; thence, South 21 degrees 50 minutes 00 seconds East 210.00 feet to a point in H. G. Hicks & Sara Hicks north line; thence, along said north line South 59 degrees 12 minutes 09 seconds West 102.00 feet to a concrete monument; thence, along Hicks' west line South 18 degrees 00 minutes 27 seconds East 304.86 feet; thence, along the south line of said described tract South 42 degrees 43 minutes 33 seconds West 286.48 feet to a concrete monument; thence, South 54 degrees 23 minutes 58 seconds West 45.79 feet to a concrete monument; thence, South 72 degrees 18 minutes 29 seconds West 470.84 feet to a concrete monument; thence, South 15 degrees 47 minutes 01 seconds West 120.80 feet to a concrete monument, said monument being Morris L. King's northeast corner; thence, along King's north line North 53 degrees 51 minutes 59 seconds West 411.09 feet to a concrete monument located in the southerly margin of the entrance to Phase two; thence, along said southerly margin South 37 degrees 27 minutes 37 seconds West 295.95 feet to a concrete monument in the north margin of Hicks Road; thence, along said north margin in a westerly direction North 82 degrees 45 minutes 06 seconds West 86.47 feet to the point of beginning containing 24.73 acres more or less and being located in the 9th Civil District, Davidson County, Tennessee.

Being a part of the same property conveyed to Bernie W. Terrell Enterprises, Inc., a Tennessee Corporation by two deeds; one from Rufus E. Lepley and wife Etta May Lepley of record in Book 4392, page 481 and the other from Albin W. Terrell & Son, Inc., of record in Book 4411, page 475, both in the Register's Office for Davidson County, Tennessee

This is unimproved (X) improved ( ) property, ~~XXXXX~~ (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns ~~heirs and assigns~~, *forever.*

And it *do/*es *covenant with the said* Grantee *that* it is *lawfully seized and possessed of said land in fee simple;* ~~have~~ has *a good right to convey it, and the same is unencumbered.*

And Bernie W. Terrell Enterprises, Inc. *do/*es *further covenant and bind* itself, its successors and/assigns ~~heirs and representatives~~, *to warrant and forever defend the title to the said land to the said* Grantee, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 13th *day of* July, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bernie W. Terrell Enterprises, Inc.

By: Bernie W. Terrell

Bernie W. Terrell, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tenneesee, this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Beverly Jo Womble, *a Notary Public of the State and County aforesaid, personally appeared* Bernie W. Terrell, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Bernie W. Terrell Enterprises, Inc., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in.....,
this 13th *day of* July, *19* 71.

Beverly Jo Womble
Notary Public

Commission Expires 8-9-72

WARRANTY DEED

FROM

TO

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

B 2 2 7 2 8

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IDENTIF. REFERENCE

JUL 13 4 16 PM '71

FELIX A. SOLOMON REGISTER
DAVIDSON COUNTY, TENN.