THIS INSTRUMENT PREPARED BY:
S. RALPH GORDON, ATTORNEY
PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

WARRANTY DEED BOOK 4546 PAGE 640 ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sealey Apartments (NAME:)	Same (NAME:)	43-6, 222-227
c/o Lewis Gaines, 719 Main St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) ---------- DOLLARS

Cash in hand paid by Sealey Apartments, a Tennessee Limited Partnership, and other good and valuable consideration, the receipt of which is hereby acknowledged, and subject to a deed of trust of record in Book 4506, page 205, it being expressly provided that neither said partnership nor any of its partners shall become personally liable for the indebtedness secured by said deed of trust,

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $534,037.34. Affiant S. Ralph Gordon, Atty
Subscribed and sworn to before me this 22th day of Oct 1971
Deputy Register Ida Williams

Lewis Gaines has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Sealey Apartments, a Tennessee Limited Partnership, its successors ~~XXXX~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Two tracts of land in the Eleventh Civil District of Davidson County, Tennessee, said tracts being more particularly described as Lots 293 and 285 on plat of Madison Park, Section 4, of record in Book 3842, page 269, Register's Office for Davidson County, Tennessee, both lots being more fully described as follows:
TRACT I (Lot 293, Madison Park, Section 4)
Beginning at a concrete monument at the end of a 25 foot radius turnout in the westerly margin of Sealey Drive and continuing as follows: With a 769.66 foot radius curve to the right 255.45 feet to a concrete monument; thence south 8° 48' west 585.40 feet to a concrete monument and the beginning of a 25' radius turnout to the right; thence with a 25' radius curve to the right a distance of 38.28' to a concrete monument in the northerly margin of DuPont Avenue and continuing; thence North 83° 22' west 17.42 feet to a concrete monument; thence north 83° 22' west 92.80 to a P.K. nail in a rock wall, the southwest corner of the hereindescribed tract; thence leaving the northerly margin of DuPont Avenue, north 8° 47' east a distance of 573.19 feet to a cap in concrete; thence north 10° 30' east 301.20 feet to cap in concrete in the southerly margin of Roosevelt Avenue and continuing; thence south 85° 51' east 8.20 feet to a cap in concrete; thence with a 376.29 foot radius curve to the left 47.30 feet to a concrete monument; thence leaving the southerly margin of Roosevelt Avenue with a 25 foot radius curve to the right 36.17 feet to the point of beginning, containing 2.57 acres, more or less, per recorded plat of Madison Park, Section 4, Book 3842, page 269, Register's Office for Davidson County, Tennessee.

TRACT II (Lot 285, Madison Park, Section 4)

Beginning at a concrete monument at the end of a 25 foot radius turnout in the easterly margin of Sealey Drive; thence with a 25 foot radius curve to the right 36.17 feet to a concrete monument in the southerly margin of Roosevelt Avenue; thence with a 376.29 foot radius curve to the left, a distance of 67.80 feet to cap in concrete; thence leaving southerly margin og Roosevelt Avenue, South 27° 46' East 92.33 feet to an iron pin in concrete; thence South 6° 27' East 340.90 feet to a concrete monument; thence south 1° 59' west 250.46 feet to a concrete monument, the southeast corner of the hereindescribed tract; thence north 81° 12' west a distance of 200.45 feet to a concrete monument in the easterly margin of Sealey Drive; thence with easterly margin, north 8° 48' east 318.50 feet to a concrete monument; thence with an 819.66 foot radius curve to the left, 272.05 feet to the point of beginning and containing 2.22 acres, more or less, per recorded plat of Madison Park, Section 4, Book 3842, page 269, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lewis Gaines, by deed from Pen Pac, Inc., a Tennessee Corporation, of record in Book 4506, page 209, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as _____
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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

And I do covenant with the said Sealey Apartments that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as described herein.

And I, Lewis Gaines do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Sealey Apartments, its successors ~~XXX~~ and assigns against the lawful claims of all persons whomsoever.

Witness hand 5 this 20TH day of October, 1971

Lewis Gaines

Donna Ann Gaines

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lewis Gaines and wife, Donna Ann Gaines

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

Witness my hand and official seal at Nashville, Tennessee, this day of October, 1971.

A. Ralph Jones, Notary Public

Commission Expires 10/23/71

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
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Lewis Gaines

TO

Sealey Apartments, a Tennessee Limited Partnership

B 3 4 9 6 5

IDENTIF. REFERENCE

OCT 20 3 39 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY, INC.
NASHVILLE, TENN.

OCT 20 71	CONV	*	$34,037.34	
OCT 20 71	S TAX		A* 1,388.40	
OCT 20 71	PR FEE		A* .50	
OCT 20 71	M REED		A* 8.00	* 1,396.90