This deed prepared by:
Robert w. Sturdivant
26th Floor, L & C Tower
Nashville, Tenn. 37219

WARRANTY DEED

BOOK 4551 PAGE 466

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Riverbend Apts., c/o Mr. Lewis Gaines	Same	MAP 102
(NAME:)	(NAME:)	PAR. 18
719 Main Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		M.P.
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Two Hundred Thirty-seven Thousand, Five Hundred and no/100 ($237,500.00) *DOLLARS* cash in hand paid by RIVERBEND APARTMENTS, A Tennessee Limited Partnership, the undersigned MARY NAPIER GANIER, Conservator of Mary C. Napier, and ALBERT F. GANIER, JR., Trustee,

237,500.00

NOV-8=	CONV	*	.00		
NOV-8=	S'TAX		A*	617.50	
NOV-8=	PR'FEE		A*	.50	
NOV-8=	W'DEED		A*	8.00	* 626.00

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

Land in Davidson County, Tennessee, being parts of lots Nos. 17, 18 and 19 on the Map of subdivision of Mount Hickory, as of record in book 332, page 68, Register's Office for said County, described according to a survey made by Barge, Waggoner, Sumner & Cannon, Engineers, June 28, 1971 and July 29, 1971, as follows:
Beginning at an iron pin in the northerly right-of-way of Cabot Drive, said point being 156 feet, more or less, from the center line of Upton Drive; thence with Cabot Drive, south 48° 10' 09" west 85.00 feet to a monument, the beginning of a curve to the left; thence around said curve having a radius of 400.00 feet and a central angle of 29° 40' 09", 207.13 feet to an iron pin; thence south 18° 30' west 76.12 feet to an iron pin, the beginning of a curve to the right; thence around said curve having a radius of 350.00 feet and a central angle of 29° 39' 59", 181.22 feet to an iron pin; thence south 48° 09' 59" west 246.00 feet to an iron pin; thence leaving the right-of-way of Cabot Drive, north 41° 50' 01" west 153.00 feet to an iron pin, the beginning of a curve to the left; thence around said curve having a radius of 500.00 feet and a central angle of 44° 00', 383.97 feet to an iron pin; thence north 18° 54' 52" west, passing a witness pin at 496.81 feet, a total distance of 564.00 feet to the low water line of the Cumberland River, being elevation 367.3; thence with said low water line, north 51° 28' 39" east 350.58 feet to a point; thence leaving said Cumberland River, south 83° 18' 16" east, passing a witness pin at 85.85 feet, a total distance of 201.00 feet to an iron pin in the westerly line of Charlotte Park Subdivision, Section 26; thence with said subdivision's line, south 67° 57' 20" east 399.37 feet to an iron pin; thence south 59° 37' 46" east 98.51 feet to an iron pin; thence south 41° 50' 01" east 260.59 feet to the point of beginning, containing 15.55 acres, more or less.
Together with a right-of-way for construction of a public road acceptable to standards of the Metropolitan Department of Public Works, the purpose of this road being to provide access from the above described tract to Charlotte Pike west of the I-40 interchange, being more particularly described as follows:

A right-of-way 50 feet in width lying 25 feet on each side of the following described center line; beginning at a point in the western terminus of Cabot Drive, said point being in the western boundary of Charlotte Park, Section 26; thence on a curve to the left, having a central angle of 29° 40' 9", a radius of 375 feet for a distance of 194.17 feet; thence south 18° 30' west 76.12 feet; thence on a curve to the right, having a central angle of 29° 39' 59", a radius of 375 feet for a distance of 194.17 feet; thence south 48° 09' 59" west 411.03 feet, said line being parallel to and 40 feet north of the north right-of-way of Interstate Highway 40; thence on a curve to the left, having a central angle of 10° 27' 51", a radius of 5919.58 feet for a distance of 1081.09 feet, said line being parallel to and 25 feet north of said north right-of-way of I-40; thence on a curve to the right, having a central angle of 59° 10' 31", a radius of 396.98 feet for a distance of 410 feet; thence north 83° 07' 21" west 74.61 feet; thence on a curve to the left, having a central angle of 80° 58' 40", a radius of 360.56 feet for a distance of 509.58 feet to a point in the north line of right-of-way for the Charlotte Pike - I-40 Interchange.

Also conveyed with this right-of-way are the necessary easements for the slope for excavations, drainage and embankments incident to the construction and maintenance of this road.

Grantors reserve, over the portion of the 15.55 acre tract adjacent to the Cumberland River, a 15-foot right-of-way for a roadway along the top of the bluff of said river as closely adjacent to the edge thereof as is reasonably feasible for roadway use, same to be for the benefit of grantor's adjacent property to provide access to any boat launch or care facility that might be reached by the use thereof.

Being part of the property conveyed to Mary C. Napier for life, and the Commerce Union Bank, as Trustee, by deeds from James W. Napier, of record in book 904, page 614, and from J. W. Napier, of record in book 855, page 196, Register's Office for said County.

unimproved ( )
This is improved ( ) property, known as ..... (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 RIVERBEND APARTMENTS, A Tennessee Limited Partnership, its successors ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* RIVERBEND APARTMENTS, A Tennessee Limited Partnership *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we, Mary Napier Ganier, Conservator of Mary C. Napier, and Albert F. Ganier, Jr., Trustee, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* RIVERBEND APARTMENTS, a Tennessee Limited Partnership, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 8 *day of* November, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Napier Ganier
MARY NAPIER GANIER, Conservator of Mary C. Napier

Albert F. Ganier, Jr.
ALBERT F. GANIER, JR., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Vaudrey, a Notary Public in and for said County and State, the within named Mary Napier Ganier, Conservator of Mary C. Napier, and Albert F. Ganier, Jr., Trustee

the bargainors, 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 8th day of November, 1971.

Mary Vaudrey, Notary Public.

Commission Expires 1/27/73

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, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

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

.....
Notary Public

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or valve whichever is greater, for this transfer is $ 237,500.00

Subscribed and sworn to before me, this the 8th day of November 19 71

My commission expires 1/27/73 (Affix Seal)

J. Ralph Gordon
Affiant

Jean Seymour
Notary Public

[redacted]OFF REC[redacted]

WARRANTY DEED

FROM

TO

B 37086

IDENTIF. REFERENCE

NOV 8 3 17 PH '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

mail to:

S. Ralph Gordon, Atty
Parkway Towers
Nashville, Tenn.