This instrument prepared by: Willis, Knight & Barr, 700 Union Street, Nashville, Tennessee 37219

WARRANTY DEED

BOOK 4592 PAGE 180

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cepolla Apartments (NAME:)	Cepolla Apartments (NAME:)	MAP 148
P.O. Box 8795 (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	% PAR 79
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M P.

For and in Consideration of the sum of Two Hundred Three Thousand, Nine Hundred Twenty-nine and 85/100 ($203,929.85) *DOLLARS*

cash, the receipt of which is hereby acknowledged,

Thomas L. Cummings, Jr. and wife, Ann James Cummings *have bargained and sold, and by these presents do transfer and convey unto the said* Apollo 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:*

Being a 17.09, more or less, acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee. Also being all of Lots 1,2 and a portion of the Reserved parcel on the Plan of the Resubdivision of Lots 1, 2, 3, 4 and 5, Cummings Park as of record in Book 4460, page 8, Register's Office for Davidson County, Tennessee.

Beginning at an existing concrete monument lying on the northerly margin of Richards Road; said monument being further described as being the southeast corner of Lot 2 on the Plan of the Resubdivision of Lots 1, 2, 3, 4, and 5, Cummings Park as of record in Book 4460, page 8, Register's Office for Davidson County, Tennessee; thence running with the said northerly marging of Richards Road (as widened) north 88 degrees 19 minutes west a distance of 1030.14 feet to a concrete monument; thence around a curve, having a radius of 30 feet to the right a distance of 47.12 feet to a concrete monument lying on the easterly margin of Cummings Park Drive; thence leaving said northerly margin of Richards Road (as Widened) and running with said easterly margin of Cummings Park Drive north 1 degree 41 minutes east a distance of 170 feet to a concrete monument, said monument being the northwest corner of Lot 1 on the said plan of Cummings Park; thence leaving the said easterly margin of Cummings Park Drive as recorded and running along the easterly margin of Cummings Park as proposed north 1 degree 41 minutes east a distance of 668 feet to a point; thence south 88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $203,929.85

Subscribed and sworn to before me, this the 13th day of April 1972

William L. Gray
Affiant

My commission expires
(Affix Seal)

J. Head
Notary Public Dep. Register

degrees 19 minutes east a distance of 655.90 feet to a point, said point being 30 feet west of the said centerline of the L & N Railroad; thence running parallel to and 30 feet west of said L & N Railroad south 23 degrees 17 mintues 20 seconds east a distance of 957.51 feet to the point of beginning, containing 17.09, more or less, acres.

Being part of the property conveyed to Thomas L. Cummings, Jr., by deed from Cummings Realty Co., Inc., of record in Book 4413, page 980, Register's Office for said County; said instrument was corrected by deed of record in Book 4491, page 443, said Register's Office.

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 Apollo Apartments, a Tennessee limited partnership, its successors, *heirs and assigns, forever.*

And we *do covenant with the said* Apollo 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.*, except for an easement granted to N.C. & St. L. Railway in Bk. 2043, page 369, R.O.D.C.; and a certain 10 ft. and 15 ft. public utility and drainage easement, together with two 5'x25' anchor easements, a 30' minimum building setback line from Richards Road, and conditions of owner's certificate, as shown on the unrecorded plan of the Resubdivision of Lots 1 and 2, and part of Parcel No. 79 on the plan of Cummings Park according to a survey by James L. Murphy, Jr.*

And Thomas L. Cummings, Jr. and wife, Ann James Cummings *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Apollo Apartments, a Tennessee limited partnership, its successors, *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness their *hand*s *this* 13th *day of* April, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

*and 1972 taxes which have been pro rated and assumed by buyer

Thos. L Cummings Jr.

x Ann James Cummings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Wanda M. Bates, a Notary Public in and for said County and State, the within named Thos. L. Cummings, Jr. and Ann James Cummings

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 13th day of April, 1972.

Wanda M Bates, Notary Public.

Commission Expires My Commission Expires May 22, 1974

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 _____.

WARRANTY DEED

FROM

Thomas L. Cummings, Jr. and wife, Ann James Cummings

TO

Apollo Apartments, a Tennessee limited partnership

B 5 5 6 5 9

IDENTIF. REFERENCE

APR 13 12 52 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

APR 13 12 CASH * 203,929.85

APR 13 12 S TAX A* 538.14

APR 13 12 PMTFEE A* .50

APR 13 12 RECRD A* 8.00 * 538.64