3610 Nolensville Rd
Nashville, Tenn.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
DEARBORN & EWING, ATTORNEYS
400 COMMERCE UNION BANK BUILDING
NASHVILLE, TENNESSEE 37219

Address new owner as follows:	Send tax bills to:	Map-Parcel Numbers
APARTMENT INVESTORS 3610 Nolensville Road Nashville, Tenn. 37211	SAME	BOOK 4621 PAGE 731 161-4 18

FOR AND IN CONSIDERATION of the sum of Sixty-Eight Thousand Dollars ($68,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Andrew Ewing, Trustee, acting pursuant to the powers conferred upon me by that deed of record in Book 4211, page 909, Register's Office for Davidson County, Tennessee, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Apartment Investors, a joint venture composed of Hillsboro Enterprises, Inc., Coleman Realty Co., both Tennessee corporations, and Robert T. Coleman, its and their respective successors, heirs and assigns, the respective interests of the joint venturers being as set forth in the joint venture agreement executed by the parties under date of May 1, 1972, to which reference is made, the said joint venture being hereinafter referred to as Grantee, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> A tract or parcel of land in the 31st Councilmanic District of Davidson County, Tennessee, described according to a survey of James L. Murphy, and as shown on the plan of record in Book 4300, page 162, Register's Office, Davidson County, Tennessee, as follows:
>
> Beginning at a concrete monument in the westerly margin of Nolensville Road, said monument being 647 feet, more or less, south of the southerly margin of Tusculum Road; from said point thence south, 10 degrees 25' 20" east, with the westerly margin of Nolensville Road, 640.00 feet to a concrete monument; thence, leaving said Nolensville Road, north, 86° 22' 30" west 237.32 feet to a concrete monument; thence north 12° 14' west, 539.00 feet to a concrete monument; thence north 79° 36' 34" east, 398.82 feet to the point of beginning, and containing, according to said survey and plan, 5.34 acres, more or less.
>
> Being a part of the same property which was conveyed to Andrew Ewing, Trustee, by deed of F. M. McPherson, et als, of record in Book 4211, page 909, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $68,000.00.

Robert T. Coleman
Affiant

Subscribed and sworn to before me, this the 24th day of July, 1972.

My commission expires: January 29, 1973
(AFFIX SEAL)

Robert B. Ewing
Notary Public

This is unimproved property.

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, and to the successors, heirs and assigns of the said joint venturers, forever; and I, the said Grantor, covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered; and I further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, and the parties composing the same, their respective successors, heirs and assigns, against the lawful claims of all persons whomsoever, insofar as I, as Trustee, am authorized so to do, but no further or otherwise.

IN WITNESS WHEREOF, I, the said Grantor, have executed this instrument on this, the 6th day of July, 1972.

Andrew Ewing, Trustee
Andrew Ewing, Trustee

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENNESSEE
JUL 25 10 50 AM '72
IDENTIF. REFERENCE
B 6 8 7 4 6a

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sue B. Whitsett, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of July, 1972.

Sue B. Whitsett
Notary Public

My commission expires:
4-27-76

JUL25'72	CONV	68,000.00			
JUL25'72	S'TAX		A*	176.80	
JUL25'72	PB'FEE		A*	.50	
JUL25'72	W'DEED		A*	4.00	* 181.30