RJW:vlt

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
Phoenix Mutual Life Insurance Company (NAME)	-Same- BOOK 4626 PAGE 972	143
Number One American Row (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	154
Hartford, Connecticut (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	pt of

For and in Consideration of the sum of Two Hundred Fifty Thousand ($250,000.00)

---------- *DOLLARS*

cash in hand paid by Phoenix Mutual Life Insurance Company ("Grantee") to Burgol Properties, Inc., a New York corporation, ("Grantor") and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor

has ~~bargained~~ es *bargained and sold, and by these presents do 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:*

Being a tract of land lying in the 9th Civil District of Davidson County, Tennessee, being a portion of the same property conveyed to Robert Hendley and Douglas Whiteside from Thomas A. Baugh as of record in Book 4362, Page 856, Register's Office Davidson County, Tennessee and hereafter described according to a survey by James L. Murphy, Jr. and Company dated 9/28/70.

Beginning at an iron pin on the southerly margin of the Memphis-Bristol Highway, U.S. 70-S, said iron pin being located north 72 degrees 40 minutes west a distance of 206.60 feet from the northwest corner of the Bellevue Church of Christ property as of record in Book 4112, Page 724, Register's Office Davidson County, Tennessee; thence leaving said southerly margin south 17 degrees 20 minutes west a distance of 300 feet to an iron pin; thence south 72 degrees 40 minutes east a distance of 470 feet to an iron pin, said iron pin further described as lying on the westerly property line of the above referred to Bellevue Church of Christ property; thence along said westerly line south 23 degrees 57 minutes east a distance of 155 feet to an iron pin; thence leaving said westerly line south 80 degrees 33 minutes west a distance of 137 feet to an iron pin; thence south 8 degrees 19 minutes east a distance of 163.50 feet to an iron pin; thence south 82 degrees 04 minutes west a distance of 106.50 feet to an iron pin; thence north 88 degrees 38 minutes west a distance of 224.50 feet to an iron pin; thence south 78 degrees 57 minutes west a distance of 186 feet to an iron pin; thence south 60 degrees 30 minutes 05 seconds west a distance of 359.93 feet to an iron pin; thence north 29 degrees 26 minutes west a distance of 248.5 feet to an iron pin; thence north

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 250,000

Affiant

Subscribed and sworn to before me, this the 10th day of August 1972

Notary Public

My commission expires: May 15, 1973

(Affix Seal)

STATE OF TENNESSEE
LARGE

32 degrees west a distance of 166 feet to an iron pin; thence north 14 degrees 20 minutes west a distance of 100.50 feet to an iron pin; thence north 85 degrees 04 minutes 40 seconds west a distance of 137 feet to a point in the center line of Bellevue Road; thence with the center line of Bellevue Road north 4 degrees 55 minutes 20 second east a distance of 460 feet to a point said point further described as lying south 4 degrees 55 minutes 20 seconds west a distance of 307.18 feet from a spike lying on the southerly margin of the Memphis-Bristol Highway and said spike further described as being the northwest corner of the above referred to Hendley and Whiteside property as of record in Book 4362, Page 856 Register's Office Davidson County, Tennessee; thence leaving said center line and running along a line 300 feet south of and parallel to the southerly margin of Memphis-Bristol Highway, south 72 degrees 40 minutes east a distance of 723.68 feet to an iron pin; thence north 17 degrees 20 minutes east a distance of 300 feet to an iron pin in the southerly margin of Memphis-Bristol Highway; thence along the southerly margin of said Highway south 72 degrees 40 minutes east a distance of 70 feet to an iron pin and the point of beginning. Said tract contains 15.52 more or less acres. Included in the above description is a 35 foot strip of land containing approximately 0.37 acres adjacent to Bellevue Road, and said strip of land is to be deemed to be excluded therefrom when the same is dedicated for use in the widening of Bellevue Road.

Being the same property conveyed to Grantor from B & B Investments, Inc., a Kansas corporation, by instrument of record in Book 4485, Page 961, Register's Office for Davidson County, Tennessee.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, its successors and assigns, all of the buildings, other improvements, and personal property now or hereafter existing or located on, over or beneath the above described property, it being the intention of the Grantor to convey to the Grantee only the ground described above. Provided, however, that such reservation is subject to the terms of a certain lease of even date herewith between the Grantee as Landlord and the Grantor as Tenant, and the rights of the Grantor so reserved shall terminate on the termination of the lease term, whether by expiration of time or otherwise, and such buildings, other improvements, and personal property shall thereupon become the full and absolute property of the Grantee.

unimproved ( ) This is improved (X) property, known as Creekwood Apartments (House Number) (Street) P. O. Address: Nashville, Tennessee (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 Phoenix Mutual Life Insurance Company, its successors and assigns *forever.*

And Grantor *do/*es *covenant with the said* Phoenix Mutual Life Insurance Company *that* it is *lawfully seized and possessed of said land in fee simple;* has *a good right to convey it, and the same is unencumbered,* except for easements, rights-of-way and restrictive covenants of record prior to the date hereof.

And Grantor *do/*es *further covenant and bind* itself, its successors and/assigns *to warrant and forever defend the title to the said land to the said* Phoenix Mutual Life Insurance Company, its/successors and assigns *against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 31st *day of* July *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.*

BURGOL PROPERTIES, INC.
By [signature]

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....., Tennessee, 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~~ NEW YORK
COUNTY OF ~~DAVIDSON~~ NEW YORK

Before me, GUSTAV MILLER *, a Notary Public of the State and County aforesaid, personally appeared* JACK H. NUSBAUM *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* PRESIDENT *of the* BURGOL PROPERTIES, 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 New York
this 31st *day of* July *, 19* 72

Gustav Miller
Notary Public
GUSTAV MILLER
Notary Public, State of New York
No. 31-7943535
Qualified in New York County
Commission Expires March 30, 1974

Commission Expires.....

WARRANTY DEED

FROM

BURGOL PROPERTIES, INC., a New York corporation

TO

PHOENIX MUTUAL LIFE INSURANCE COMPANY, a Connecticut corporation

B 7 1 0 5 6

IDENTIF. REFERENCE

AUG 10 3 27 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

AUG 10 72	CONV	*	AD	250,000.00	
AUG 10 72	S TAX		A*	650.00	
AUG 10 72	PH FEE		A*	.50	
AUG 10 72	M DEED		A*	8.00	* 658.50