Schulman, [illegible]
900 American Trust Building
Nashville, Tennessee

WARRANTY DEED

BOOK 4646 PAGE 595

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IBEC-MARTIN CORPORATION (NAME) Rm 340	IBEC-MARTIN CORPORATION (NAME)	86
2700 Cumberland Parkway (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	90,2-91-92-93
Atlanta Ga 30339 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	94-167-86

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

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

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

OCT 13 CONV * 1,909,712.00
OCT 13 S'TAX A* 4,965.22
OCT 13 PR'FEE A* .50
OCT 13 W'DEED A* 14.00 * 4,979.72

GEORGE CLARKE MARTIN

have bargained and sold, and by these presents do transfer and convey unto the said IBEC-MARTIN CORPORATION, a Delaware corporation, its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

DESCRIPTIONS ATTACHED HERETO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1,909,712.00

Subscribed and sworn to before me, this the 13th day of Oct 1982

Affiant

My commission expires: 3-7-83 (Affix Seal)

Notary Public

[redacted]

GEORGE CLARKE MARTIN IN A NON-RESIDENT OF TENNESSEE

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 IBEC-MARTIN CORPORATION, a Delaware corporation, its successors ~~heirs~~ *and assigns, forever.*

And I *do covenant with the said* IBEC-MARTIN CORPORATION, a Delaware corporation *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.*

And GEORGE CLARKE MARTIN

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* IBEC-MARTIN CORPORATION, its successors, ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 13th *day of* October, *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.*

George Clarke Martin
GEORGE CLARKE MARTIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Annie George, a Notary Public in and for said County and State, the within named George Clarke Martin

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 13th day of October, 1972

Annie George Notary Public.

Commission Expires 5-23-23.

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.

DESCRIPTION:

A tract of land in the Fourth Civil District of Davidson County, Tennessee, described according to a survey made by Barge, Waggoner, Sumner & Cannon dated October 4, 1972, as follows:

Beginning at a concrete monument located in the east right-of-way of Old Hickory Boulevard, said monument being 1,940± feet north of the intersection of the centerline of Old Hickory Boulevard with Central Pike;

Thence, N 3° 18' E, 561.7 feet with the eastern line of property owned by Thelma L. Hayes to a monument;

Thence, N 6° 38' E, 294.4 feet, continuing with Thelma L. Hayes' east line and with Henry L. Hayes' east line, to a monument;

Thence, N 5° 5' E, 672.7 feet with Henry L. Hayes' east line and John W. Hayes, Sr.'s east line to a point in the centerline of Dry Fork Stoners Creek;

Thence, following the centerline of said creek, with John W. Hayes, Sr.'s north line, as follows:
N 57° 41' W, 108.6 feet;
S 83° 51' W, 173.8 feet;
N 44° 06' W, 163.2 feet;
N 60° 21' W, 329.3 feet;
N 85° 49' W, 114.7 feet;
S 56° 36' W, 59.3 feet;
N 75° 40' W, 66.8 feet;
S 81° 30' W, 244.9 feet to a point where the centerline of the creek intersects the east right-of-way of Old Hickory Boulevard, said point also being 30 feet east of the centerline of the road;

Thence, northerly with said east right-of-way on a curve to the right having a central angle of 19° 50' 35" and a radius of 2,835.11 feet, a distance of 981.9 feet to a point, the southwest corner of property owned by the Roman Catholic Diocese of Nashville;

Thence, S 85° 29' E, 744.5 feet with Roman Catholic Diocese of Nashville's south line to a point;

Thence, N 3° 13' E, 740.0 feet with Roman Catholic Diocese of Nashville's east line to a point in the centerline of the Old Lebanon Dirt Road;

Thence, with said centerline of the Old Lebanon Dirt Road, as follows:
S 87° 14' E, 1207.2 feet;
On a curve to the left having a central angle of 28° 58' and a radius of 1437.56 feet, a distance of 726.8 feet;
N 63° 48' E, 1070.2 feet;
On a curve to the right having a central angle of 25° 45' and a radius of 1432.39 feet, a distance of 643.9 feet to a point where the centerline of Old Lebanon Dirt Road intersects with the west right-of-way of Tulip Grove Road as extended;

RECORDER'S MEMO:
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Thence, with the west right-of-way of Tulip Grove Road, as follows:
S 2° 32' W, 862.2 feet;
On a curve to the right having a central angle of 21° 59' and a radius of 675.00 feet, a distance of 259.0 feet;
S 24° 31' W, 247.4 feet;
On a curve to the left having a central angle of 17° 31' and a radius of 1425.00 feet, a distance of 435.7 feet;
S 7° 00' W, 593.3 feet to the centerline of Dry Fork Stoners Creek;

Thence, westerly with the centerline of said creek, and following the northerly lines of a tract owned by George Ewin and a tract owned by Robert J. Baltz, Jr., Trustee, as follows:
N 71° 21' W, 117.0 feet;
N 35° 40' W, 84.9 feet;
N 83° 50' W, 91.0 feet;
S 85° 50' W, 292.4 feet;
N 74° 50' W, 324.0 feet;
N 67° 22' W, 218.1 feet;
N 80° 30' W, 135.0 feet;
S 66° 36' W, 94.3 feet to the northwest corner of property owned by said Robert J. Baltz, Jr., Trustee;

Thence, with said Baltz' west line, S 2° 34' W, 342.0 feet, and S 6° 31' W, 106.1 feet to Baltz' southwest corner;

Thence, with said Baltz' south line, S 77° 35' E, 142.9 feet to the northwest corner of Charles P. Ewin;

Thence, with said Ewin's west line, as follows:
S 12° 22' W, 372.8 feet;
S 15° 11' W, 136.6 feet;
S 0° 25' W, 464.8 feet to Ewin's southwest corner, marked by a 6-inch elm tree;

Thence, with said Ewin's south line, as follows:
S 57° 56' E, 154.7 feet;
S 48° 31' E, 178.5 feet;
S 40' 16' E, 133.0 feet;
S 42° 56' E, 110.1 feet;
S 63° 21' E, 39.0 feet to said Ewin's southeast corner, said point being also in the west line of Ellen Robinson and marked by an iron pipe;

Thence, with Ellen Robinson's west line, S 16° 34' W, 171.7 feet to a monument in said Robinson's southwest corner;

Thence, S 17° 23' W, 63.6 feet with the west line of another tract owned by Charles Ewin to a monument in said Ewin's southwest corner;

Thence, with said Ewin's south line, S 62° 08' E, 329.5 feet to a monument;

Thence, S 61° 49' E, 318.3 feet to a monument;

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Thence, S 60° 11' E, 228.5 feet to said Ewin's southeast corner, marked by an iron pipe;

Thence, N 20° 40' E, 39.4 feet to a point;

Thence, N 4° 21' E, 231.0 feet to a point marked by an iron pipe, said point being the southwest corner of Joe E. Davis;

Thence, with said Davis' south line, S 71° 07' E, 223.4 feet, and S 74° 13' E, 166.8 feet to Davis' southeast corner, said point also being in the west right-of-way of Tulip Grove Road;

Thence, With the west right-of-way of Tulip Grove Road, as follows:
On a curve to the right having a central angle of 12° 58' and a radius of 1250.00 feet, a distance of 282.8 feet;
S 04° 34' W, 760.3 to the northeast corner of Dan B. Gleaves;

Thence, following a fence in said Gleaves' north line, as follows:
N 85° 23' W, 155.1 feet;
N 54° 07' W, 285.6 feet;
N 62° 38' W, 319.6 feet to said Dan B. Gleaves' northwest corner and Oscar Ray Gleaves' northeast corner;

Thence, following a fence on the north line of Oscar Ray Gleaves, N 70° 31' W, 276.6 feet, and N 66° 18' W, 278.2 feet to Oscar Ray Gleaves northwest corner and Tom Ben Gleaves' northeast corner;

Thence, with the north line of Tom Ben Gleaves, N 66° 18' W, 287.4 feet, and N 58° 29' W, 780.3 feet to said Tom Ben Gleaves' northwest corner;

Thence, southerly with said Tom Ben Gleaves' west line, S 04° 41' W, 503.4 feet, and S 05° 51' W, 496.5 feet to a point in the east right-of-way of Old Hickory Boulevard;

Thence, with said east right-of-way of Old Hickory Boulevard, as follows:
On a curve to the left having a central angle of 7° 13' and a radius of 2914.72 feet, a distance of 366.9 feet;
S 58° 00' W, 20.0 feet;
N 32° 00' W, 828.4 feet to a point in the south line of property included in a subdivision plat for Hermitage Woods Apartments, of record in Book 4460, Page 82, and containing 20.29 acres;

Thence, with said subdivision boundary, as follows:
N 58° 00' E, 20.0 feet to a monument;
On a curve to the right having a central angle of 90° 00' and a radius of 50.00 feet, a distance of 78.5 feet to a monument
On a curve to the left having a central angle of 58° 25' and a radius of 291.02 feet, a distance of 296.7 feet;
N 1° 41' W, 451.8 feet;
On a curve to the right having a central angle of 52° 09' and a radius of 274.15 feet, a distance of 249.5 feet;
On a curve to the right having a central angle of 90° 00' and a radius of 25.00 feet, a distance of 39.3 feet;

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On a curve to the left having a central angle of 19° 13' and a radius of 925.60 feet, a distance of 310.4 feet;
S 57° 29' E, 678.8 feet;
N 32° 31' E, 200.0 feet;
N 15° 29' W, 650.0 feet;
N 25° 31' E, 550.0 feet;
N 58° 59' W, 110.0 feet;
S 39° 00' W, 125.0 feet;
N 56° 30' W, 100.0 feet;
S 49° 00' W, 335.0 feet;
S 84° 00' W, 657.0 feet;
On a curve to the left having a central angle of 30° 10' and a radius of 733.73 feet, a distance of 386.4 feet;
On a curve to the right having a central angle of 85° 51' and a radius of 25.00 feet, a distance of 37.5 feet;
S 51° 44' W, 2.0 feet;
On a curve to the left having a central angle of 52° 09' and a radius of 334.15 feet, a distance of 304.1 feet;
S 0° 51' W, 451.8 feet;
On a curve to the right having a central angle of 58° 25' and a radius of 211.02 feet, a distance of 215.1 feet;
On a curve to the right having a central angle of 90° 00' and a radius of 50.00 feet, a distance of 78.5 feet;
S 58° 00' W, 20.0 feet to a point in the east right-of-way of Old Hickory Boulevard;

Thence, with said east right-of-way, N 32° 00' W, 129.7 feet to the point of beginning.

Containing 243.08 acres.

Being the same property conveyed to Cedar Hills Apartments, Inc., by deeds from A. J. Johnson and Robert J. Baltz, Jr., Trustee, of record in Book 4517, Pages 152 and 158; and being all of Tracts 1, 2, 6, and 7 and part of Tracts 3, 4, and 5 as described in said two deeds.

TOGETHER WITH an easement for ingress and egress over and across both areas designated as "access easement and public utility and drainage easement" as shown on the Plan of Hermitage Woods Apartments, Phase 1, as of record in Book 4460, page 82, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George Clarke Martin, by Quitclaim Deed from Cedar Hills Apartments, Inc., of record in Book 4646, page 588, Register's Office for Davidson County, Tennessee.

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FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.
OCT 13 5 14 PM '72

IDENTIF. REFERENCE

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