This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Howard L. Gibson and wife, Margaret M. Gibson, both individually and also as partners d/b/a Tower Realty Company

TO

RIO VISTA APARTMENTS, LTD., a limited partnership

For draftsman's use

This Instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

BOOK 4667 PAGE 813

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RIO VISTA APARTMENTS, LTD. (NAME)	Robt. C. Keenan (NAME)	P/P 11D 63300
c/o Robt. Keenan (STREET ADDRESS OR ROUTE NUMBER)	W. Harpeth Road (STREET ADDRESS)	Par. 11D 58855; 11D 59500; 11D-63305.
Harpeth Road Franklin, Tenn. (CITY) (STATE) (P. O. ZIP)	Franklin, Tenn. (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

B 8917

IDENTIF. REFERENCE

Dec 27 3 47 PM '72

FELIX L. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$135,780.00 Robt C Keenan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December 1972.

W. C. McCanless
Notary Public

~~MY COMMISSION EXPIRES:~~ May 16, 1976

~~(AFFIX SEAL)~~

For and in Consideration of the sum of ----------($135,780.00)----------

ONE HUNDRED THIRTY FIVE THOUSAND SEVEN HUNDRED EIGHTY AND 00/100----------DOLLARS

cash in hand paid by the grantee, receipt of which is hereby acknowledged, We, Howard L. Gibson and wife, Margaret M. Gibson, both individually and also as partners doing business as Tower Realty Company,

.....have bargained and sold, and by these presents do transfer and convey unto the said

RIO VISTA APARTMENTS, LTD., a 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 shown on the Plan of Rio Vista Apartments, as of record in Plan Book 4460, page 144, Register's Office for said County, described as follows:

Beginning at a concrete monument in the southerly right of way of Anderson Lane (or Thornton Road) and the westerly right of way of proposed Rio Vista Drive, being the northeast corner of Lot No. 44, Archwood Acres, Section II, as of record in Book 2331, page 12, Register's Office of said County; thence South 27° 53' 00" East 1,478.0 feet to an iron pin in aforementioned proposed R.O.W. of Rio Vista Drive; thence with said proposed R.O.W. South 33° 30' 00" East 370.6 feet to an iron pin; thence South 60° 15' 00" West 582.5 feet to an iron pin; thence North 33° 30' 00" West 240.0 feet to an iron pin; thence North 84° 20' 00" West 394.0 feet to an iron pin being the southwest corner of this tract and the southeast corner of Lot No. 59 of Archwood Acres, Section I, as of record in Book 2133, page 120, Register's Office of said County; thence with the easterly property line of said Lot No. 59 North 5° 01' 40" East 220.0 feet to an iron pin being the northeast corner of said Lot No. 59 and being in the southerly R.O.W. of Roosevelt Avenue; thence with said R.O.W. South 84° 58' 20" East 62.1 feet to an iron pin; thence North 2° 01' 30" East 50.07 feet to an iron pin being in the northerly R.O.W. of Roosevelt Avenue; thence North 84° 58' 20" West 59.5 feet with the northerly R.O.W. of said Avenue to an iron pin being the southeast corner of Lot No. 58 of said Archwood Acres, Section I; thence with the easterly property line of said Lot No. 58 North 5° 01' 40" East 200.0 feet to a concrete monument being the northeast corner of said Lot No. 58; thence North 50° 01' 30" East 68.69 feet to a concrete monument; thence with the easterly property lines of Lots No. 57, 56, 55 and 54 of said Archwood Acres, Section I, North 2° 01' 30" East 509.0 feet to a concrete monument; thence North 26° 28' 00" West 363.0 feet to an iron pin; thence North 67° 50' 00" East 190.05 feet to an iron pin being the southeast corner of Lot No. 44 of said Archwood Acres, Section II, as of record in Book 2331, page 12, Register's Office of said County; thence North 2° 01' 30" East 247.94 feet with the easterly property line of said Lot No. 44 to the point of beginning, containing 21.28 acres, more or less.

BEING property conveyed to Howard L. Gibson and Margaret M. Gibson, doing business as Tower Realty Company, as to a portion of the premises (being a portion of Lot 10, Anderson Estates, of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee) by deed from Tower Realty Company, a Tennessee Corporation, dated April 10, 1972, of record in Book 4667, page 754, Register's Office for Davidson County, Tennessee; and in Howard L. Gibson and wife, Margaret M. Gibson, as to a portion of the premises (being a portion of Lot 11 of said Anderson Estates) by deed from John W. Anderson and wife, of record in Book 2290, page 58, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rio Vista Apartments, Ltd., a limitedpartnership its' successors ~~heirs~~ and assigns, forever.

And We do covenant with the said Rio Vista Apartments, Ltd., a 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, Howard L. Gibson and wife, Margaret M. Gibson, both individually and also as partners doing business as Tower Realty Company do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Rio Vista Apartments, Ltd., a limited partnership, its' successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 27 day of December, 1972

Howard L. Gibson

Margaret M. Gibson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard L. Gibson and wife, Margaret M. Gibson

the bargainor s 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 27 day of December, 19 72

..... Notary Public.

My Commission Expires May 17, 1975

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

DEC27'72	CONV	90,000.00		
DEC27'72	CONV	45,780.00		
DEC27'72	S'TAX		A*	353.08
DEC27'72	R'FEE		A*	.50
DEC27'72	W'DEED		A*	6.00 * 359.58

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 .....