Address new owner:
JHRD 449 Corp.
200 Berkeley St.
Boston, Mass

Mail tax bills to: (2)
Redman Development Co.
2550 Walnut Hill Lane
Dallas, Texas 75229

Prepared by
Michael J. Denton
Boult, Cummings, Conners & Berry
Nashville, Tennessee

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Map 140
Parcel 3
D.S.

THE STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That B AND B INVESTMENTS, INC., a Kansas corporation with its principal offices and place of business located at 2550 Walnut Hill Lane in Dallas, Texas (hereinafter called "Grantor"), in consideration of the sum of TWO MILLION FIVE HUNDRED SEVENTY SIX THOUSAND DOLLARS ($2,576,000.00) and other good and valuable consideration to it in hand paid, the receipt and sufficiency of which are hereby acknowledged and confessed, does hereby Grant, Bargain, Alien, Sell and Convey to JHRD 449 CORP., a Delaware corporation (hereinafter called "Grantee"), its successors and assigns forever, all that certain tract or parcel of real property, lying and being situated in the City of Nashville, County of Davidson and State of Tennessee, and being more particularly described by metes and bounds in Exhibit A attached hereto, which Exhibit A is, by reference, incorporated herein for all purposes, together with all improvements thereon.

SUBJECT, HOWEVER, to a fifty-foot minimum building setback line from the westerly margin of Bellevue Road and from the southerly boundary of premises, easement for existing power lines, and easements for existing sewer lines across the northerly boundary of premises, all as more particularly shown on a certain survey by Barge, Waggoner & Sumner, Inc., dated September 13, 1971, and subsequent revisions thereof.

TO HAVE AND TO HOLD said land, with all the privileges and appurtenances thereunto belonging, to the said Grantee, its successors and assigns, forever; and the said Grantor, for itself and its successors and assigns, does hereby covenant with the Grantee, its successors and assigns, that it is lawfully seized

of the land aforesaid, that the land is free and clear from all encumbrances whatsoever, except the encumbrances enumerated and referred to herein, and that it will warrant and forever defend the same, with the appurtenances and subject to the encumbrances stated above, unto the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized corporate officials on this the 27th day of December, 1972.

B AND B INVESTMENTS, INC.

By: _____
James T. Cobb
Vice President

ATTEST:

_____
Howard N. Kent
Assistant Secretary

THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned Notary Public in the State and County aforesaid, personally appeared JAMES T. COBB with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Vice President of B AND B INVESTMENTS, INC., the within named Grantor, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as such Vice President.

WITNESS MY HAND AND OFFICIAL SEAL AT OFFICE this 4th day of January, 1973.

_____
Notary Public in and for
Dallas County, Texas

My Commission Expires:
June 1, 1973

THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

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The actual consideration of value, whichever is greater for this transfer is $2,576,000.00.

B AND B INVESTMENTS, INC.
Affiant

By: _____
James T. Cobb
Vice President

SUBSCRIBED AND SWORN TO BEFORE ME this the 4th day of _____, 1973.

_____
Notary Public in and for
Dallas County, Texas

My commission expires
June 1, 1973.

Address New Owner:

Knollwood Apartments I - Nashville
2550 Walnut Hill Lane
Dallas, Texas 75229

Send Tax Bills To:

Knollwood Apartments I - Nashville
c/o Redman Development Corporation
2550 Walnut Hill Lane
Dallas, Texas 75229

B90259

IDENTIF. REFERENCE

JAN 5 3 12 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN-5	CONV	*	2,576,000.00	
JAN-5	S'TAX		A* 6,697.60	
JAN-5	PR'FEE		A* .50	
JAN-5	W'DEED		A* 8.00	* 6,706.10

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lots Nos. 1, 2 and 3 on the map showing the division of the lands of John T. Flynn, deceased, partitioned in the Chancery Court of said county in the cause of Mary Schild v. Annie Flynn, et al., by decree entered in Minute Book 128, page 44, of said Court, said map of record in Plan Book 3, page 15, said Chancery Court, described according to a survey by Barge, Waggoner and Sumner, Inc., dated September 13, 1971, together with all revisions, the last being dated January 5, 1973, as follows:

Beginning at a point on the westerly margin of Bellevue Road, S 4° 38' 03" W, 702.61 ft. from the southerly margin of U. S. Highway 70;

Thence, continuing with Bellevue Road, S 04° 38' 03" W, 393.03 ft. to a point;

Thence, N 85° 37' 44" W, 1347.42 ft. to a concrete monument;

Thence, N 02° 30' 13" E, 32.60 ft. to a point;

Thence, N 03° 30' 13" E, 112.08 ft. to a point;

Thence, S 85° 37' 44" E, 280.55 ft. to a point;

Thence, N 23° 37' 00" E, 464.00 ft. to a point;

Thence, S 72° 14' 00" E, 317.40 ft. to a point;

Thence, N 62° 37' 00" E, 276.00 ft. to a point;

Thence, S 50° 38' 00" E, 456.76 ft. to the point of beginning.

Containing 13.71 acres, more or less.

Being part of the property conveyed to B and B Investments, Inc., by Deed from Rodney I. Wise, of record in Book 4424, Page 427, Register's Office for said county.