Nash Title Co- 176406

BOOK 4702 PAGE 93

This instrument prepared by:
William L. Brooks, Attorney
1200 American Trust Building
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $5,150,000.00 KV.

William L. Brooks
Affiant

Subscribed and sworn to before me this 27th day of April, 1973.

Jo Carol Smith
Notary Public

My commission expires: May 15, 1975
(Affix Seal)

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
2131 Apartments - Nashville c/o Redman Development Corporation 2550 Walnut Hill Lane Dallas, Texas 75229	Same	MAP 95 PAR. 24 m.p

D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, OAKCLIFF, A LIMITED PARTNERSHIP, a Tennessee limited partnership ("Grantor"), has bargained and sold and by these presents does hereby transfer and convey unto JHRD 424 CORP., a Delaware corporation ("Grantee"), its successors and assigns, the following described tract or parcel of land located in the City of Nashville, Davidson County, Tennessee:

A parcel of land in the Third Civil District of Nashville, Davidson County, Tennessee, bounded on the North by Elm Hill Pike, on the southeast by Briley Parkway, on the South by W. A. Strasser and being formerly owned by Dorris G. Deavers and wife, and Andrew J. Newman and wife, more particularly described as follows:

BEGINNING at an iron pin on the Southerly right-of-way of Elm Hill Pike at the westerly right-of-way of the west bound ramp for Briley Parkway; thence with said right-of-way of Briley Parkway South 79° 04' 30" East, 255.34 feet to an iron pin; thence South 70° 17' East, 150.00 feet to an iron pin; thence continuing with the northwesterly right-of-way of Briley Parkway South 05° 43' West, 90.20 feet to an iron pin; thence with

a curve to the right having a radius of 1153.24 feet and a central angle of 29° 11' 20", 587.50 feet to an iron pin; thence South 45° 04' 10" West, 435.85 feet to an iron pin; thence South 23° 16' 05" West, 53.85 feet to an iron pin; thence South 45° 04' 10" West, 250.00 feet to an iron pin; thence South 54° 13' 37" West, 59.15 feet to an iron pin; thence leaving Briley Parkway North 63° 26' 01" West, 196.54 feet with the northerly line of Eunice W. Paris and W. A. Strasser properties to an iron pin; thence North 56° 23' 10" west, 500.00 feet to an iron pin; thence North 58° 45' 40" West, 400.00 feet to an iron pin, the common corner of W. A. Strasser and James R. Lawson; thence with Lawson's southerly line, North 74° 19' 40" East, 298.85 feet to an iron pin; thence North 75° 43' 25" East with the southerly line of Harsh Chapel Baptist Church, 496.00 feet to an iron pin, the common corner between said Church and W. R. Stack; thence North 76° 37' 25" East 100.00 feet to Stack's southeasterly corner; thence with Stack's easterly line N. 10° 44' 35" West, 345.14 feet to an iron pin; thence with Elm Hill Pike, North 85° 26' 35" East, 191.34 feet to an iron pin, the beginning of a curve to the left; thence with said curve having a radius of 1225.92 feet and a central angle of 19° 49' 37", 424.22 feet to the point of beginning, containing 24.37 acres, more or less.

BEING property conveyed to Oakcliff, a Limited Partnership, by deed from Oakcliff, a Joint Venture, of record in Book 4398, page 630, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all buildings and improvements thereon, with the appurtenances, estate, title and interest thereto belonging, to the said JHRD 424 Corp., its successors and assigns, forever.

Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered except as follows:

1. 1973 taxes and assessments to be prorated as of April 26, 1973.

2. That certain first mortgage of the Metropolitan Life Insurance Company of New York in the principal sum of Four Million Five Hundred Thousand and no/100 Dollars ($4,500,000.00), the terms of said mortgage, resulting from the consolidation of the two interim mortgages on the Property, one for

Two Million Five Hundred Thousand and no/10 Dollars ($2,500,000.00) dated February 17, 1970, and recorded in Book 4398, page 634, Register's Office for Davidson County, Tennessee, and the other for Two Million and no/100 Dollars ($2,000,000.00) dated May 24, 1971, and recorded in Book 4504, page 951, Register's Office for Davidson County, Tennessee, being contained in and evidenced by that certain Consolidation and Modification Agreement dated September 7, 1972, and recorded in Book 4642, page 11, Register's Office for Davidson County, Tennessee.

3. Lack of direct access to Briley Parkway from the Property, such right of access having been granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed recorded in Book 3901, page 345, Register's Office for Davidson County, Tennessee.
4. Financing Statements of record relating to the above described land.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to 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 the duly authorized corporate officers of its General Partner, Quality Land, Inc., on this 12th day of April, 1973.

OAKCLIFF, A LIMITED PARTNERSHIP

By: QUALITY LAND, INC.
General Partner

Attest:

Howard N. Kent,
Assistant Secretary

By

James T. Cobb,
President

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BOOK 4702 PAGE 96

IDENTIF. REFERENCE

APR 27 2 40 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TEXAS

COUNTY OF DALLAS

Before me, Michael G. Denton, a Notary Public within and for the State and County aforesaid, personally appeared James T. Cobb, with whom I am personally acquainted, and who upon his oath acknowledged himself to be the President of QUALITY LAND, INC., sole general partner of OAKCLIFF, A LIMITED PARTNERSHIP, the within named bargainor, 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 Quality Land, Inc. by himself as President.

WITNESS my hand and official seal at office at Dallas, Texas, this 12th day of April, 1973.

Notary Public in and for
Dallas County, Texas

My commission expires:
June 1, 1973

APR27 CONV 5,150,000.00
APR27 S'TAX A13,390.00
APR27 PR'FEE A* .50
APR27 W'DEED A* 8.00 *13,398.50