This instrument prepared by:
Maclin P. Davis, Jr., Attorney
1200 American Trust Building
Nashville, Tennessee 37201

BOOK 4707 PAGE 904

Address New Owner as follows:

Urban Manor East
c/o L. B. Howard, Jr.
Suite 435, 100 Oaks Tower
Nashville, Tennessee 37204

Send Tax Bills to:

Same

83-1
414
PW

WARRANTY DEED

WHEREAS, the property described herein was conveyed in January, 1968, to Urban Manor East, Inc., a Tennessee corporation, by deed from Thomas K. Sanders et al., duly recorded in Book 4205, page 820, Register's Office of Davidson County, Tennessee, and an apartment project was thereafter constructed on said property and owned and operated by said corporation until September 18, 1968, when said property was conveyed by unrecorded deed from said corporation to Nancy Howard, Triangle Construction Company, Allan Murphy, and Maclin P. Davis, Jr., as tenants in common;

WHEREAS, the said Nancy Howard died in December, 1968, and L. B. Howard, Jr., acquired her interest in said property by unrecorded deed of Ray Barrett, Clerk and Master of the Chancery Court of Davidson County, Tennessee, dated August 21, 1969;

WHEREAS, the said Triangle Construction Company, Allan Murphy, Maclin P. Davis, Jr., and L. B. Howard, Jr., have heretofore owned and operated said apartment project on said property as a partnership under the name Urban Manor East, which they have converted to a limited partnership with the same partners except for Triangle Construction Company which has withdrawn; and

WHEREAS, Urban Manor East, Inc., Triangle Construction Company, Allan Murphy, Maclin P. Davis, Jr., and L. B. Howard, Jr., have agreed to transfer all their interests in said property to Urban Manor East.

NOW THEREFORE, in consideration of the sum of ten dollars and other good and valuable considerations paid to

Grantors by Grantee, the receipt of which is hereby acknowledged, URBAN MANOR EAST, INC., TRIANGLE CONSTRUCTION COMPANY, ALLAN MURPHY, MACLIN P. DAVIS, JR., and L. B. HOWARD, JR., Grantors, have bargained and sold and by these presents do hereby transfer and convey unto Grantee, URBAN MANOR EAST, a limited partnership, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Thomas K. Sanders Property, as of record in Book 3842, page 173, Register's Office for said County, described as follows:

BEGINNING at a monument at the northwest terminus of North 12th Street; thence with an existing fence line, North 11° 15' East 90.67 feet to an iron pin; thence North 79° 59' West 279.22 feet to a monument at the southeast corner of Lot No. 1 on said Plan; thence partially with the rear line of said Lot No. 1, North 12° 01' East 148.88 feet to a monument in the southerly margin of a 15-foot paved alley passing the northeast corner of Lot No. 1 at 68.88 feet; thence with said margin of said alley, South 79° 59' East 527.72 feet to a monument; thence with a fence line, South 11° 35' West 347.99 feet to a fence post; thence with a fence line, North 80° 45' West 198.07 feet to a monument in the easterly margin of North 12th Street, as widened; thence with the margin of said Street, North 11° 15' East 38.00 feet to a monument at the beginning of a curve to the right having a radius of 32.0 feet; thence with said curve, northeastwardly 50.27 feet to a monument; thence continuing with said Street, North 11° 15' East, 40.0 feet to a monument at the northeasterly corner of the terminus of said North 12th Street; thence with said northerly terminus of said Street, North 78° 45' West, 82.45 feet to the point of beginning.

BEING the same property conveyed to URBAN MANOR EAST, INC. by deed from Thomas K. Sanders et al. of record in Book 4205, page 820, Register's Office for said County, and the same property conveyed to Nancy Howard, Triangle Construction Company, Allan Murphy and Maclin P. Davis, Jr., by unrecorded deed of Urban Manor East, Inc., dated September 18, 1968, and the same property described in unrecorded deed dated August 21, 1969, of Ray Barrett, Clerk and Master of the Chancery Court of Davidson County, Tennessee, to L. B. Howard, Jr., pursuant to decree of Part I of said Court entered July 24, 1969, in the case entitled Laurence B. Howard, Jr., Administrator v. Lucia Howard et al., Rule No. 91941.

This is improved property known as Urban Manor East Apartments, Nashville, Tennessee.

TO HAVE AND TO HOLD the said land, with the appurtenances, estate, title and interest thereto belonging to the said Urban Manor East, Grantee, its successors and assigns, forever.

Urban Manor East, Inc., does covenant with the said Grantee that said Grantors are lawfully seized and possessed of said land in fee simple; and have a good right to convey it; and the same is unencumbered except for Deed of Trust to Herschel Greer, Trustee, of record in Book 4205, page 823, Register's Office for said county. This conveyance is made subject to said Deed of Trust which remains in full force and effect to secure payment of promissory note of Urban Manor East, Inc., in the original principal amount of $714,000.

Urban Manor East, Inc., does further covenant and bind 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, the Grantors have executed this instrument this 15th day of May, 1973.

Allan Murphy
ALLAN MURPHY

URBAN MANOR EAST, INC.

By L B Howard Jr

Maclin P. Davis, Jr.
MACLIN P. DAVIS, JR.

TRIANGLE CONSTRUCTION COMPANY

By John D Pickle
President

L B Howard Jr
L. B. HOWARD, JR.

Josephine E. Murphy, wife of Allan Murphy, and Dorothy S. Davis, wife of Maclin P. Davis, Jr., join in the foregoing instrument for the purpose of releasing any interests we may have in the above described property and transfer any such interests to said Grantee.

Josephine E. Murphy
Josephine E. Murphy

Dorothy S. Davis
Dorothy S. Davis

STATE OF TENNESSEE

COUNTY OF Davidson

BOOK 4707 PAGE 907

Before me, Joseph A. Tomlinson, a Notary Public of the State and County aforesaid, personally appeared L. B. Howard, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Urban Manor East, Inc., Grantor, a corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of said corporation by himself as President.

WITNESS my hand and official seal at Nashville TN., this 15TH day of MAY, 1973.

Joseph A. Tomlinson
Notary Public

My commission expires: November 12, 1975

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Before me, David A. Quattlebaum, III, a Notary Public of the State and County aforesaid, personally appeared John D. Pellett, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Triangle Construction Company, Grantor, a corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of said corporation by himself as President.

WITNESS my hand and official seal at Greenville, South Carolina, this 14th day of May, 1973.

David A. Quattlebaum
Notary Public

My commission expire: 5-13-80

STATE OF TENNESSEE

COUNTY OF Davidson

BOOK 4707 PAGE 908

Personally appeared before me, Joseph A. Tomlinson a Notary Public in and for said County and State, the within named Allan Murphy, Maclin P. Davis, Jr., and L. B. Howard, Jr., Grantors, 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 office, this 15th day of May, 1973.

Joseph A. Tomlinson
Notary Public

My commission expires: November 13, 1975

STATE OF TENNESSEE

COUNTY OF Davidson

I certify that the consideration for this transfer or the value of the interest transferred, whichever is greater, is $ 7,500.00.

L B Howard Jr

Sworn to and subscribed before me this 15th day of May, 1973.

Joseph A. Tomlinson
Notary Public

My commission expires: November 13, 1975

STATE OF TENNESSEE

BOOK 4707 PAGE 909

COUNTY OF DAVIDSON

Personally appeared before me, Patricia E. McCarthy a Notary Public in and for said County and State, the within named Josephine E. Murphy, with whom I am personally acquainted, and who acknowledges that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 16th day of May, 1973.

Patricia E. McCarthy
Notary Public

My commission expires: May 27, 1973

C068811

IDENTIFICATION REFERENCE
MAY 16 3 43 PM '73
FILED WITH REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Patricia E. McCarthy a Notary Public in and for said County and State, the within named Dorothy S. Davis, with whom I am personally acquainted, and who acknowledges that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 16th day of May, 1973.

Patricia E. McCarthy
Notary Public

My commission expires: May 27, 1973

MAY16	CONV		*7,500.00			
MAY16	S'TAX			A*	19.50	
MAY16	PR'FEE			A*	.50	
MAY16	W'DEED	6		A*	12.00	* 32.00