BOOK 4763 PAGE 219

THIS INSTRUMENT PREPARED BY ROBERT E. HOEHN, ATTORNEY AT LAW,
Mail 308 CAVALIER BUILDING, 95 WHITE BRIDGE ROAD, NASHVILLE, TENN.

WARRANTY DEED

Address New Owners as Follows:	Map-Parcel Numbers:
RIVERGATE APERTMENTS ATTN: D.M. VAN SANT 315 UNION ST. NASHVILLE, TENN.	25-08 51

Send Tax Bills to:

SECURITY FEDERAL SAVINGS & LOAN ASSOC.
500 UNION ST.
NASHVILLE, TENN.

For and in consideration of the sum of Ten ($10.00) Dollars, and for other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas E. Ervin, Jere M. Ervin and wife, Linda M. Ervin and J. Fred Landers and wife, Dorothy Landers have bargained and sold, and by these presents do transfer and convey unto Benjamin F. Byrd, Jr., individually, ten (10%) per cent, and Rivergate Apartments, a partnership composed of Benjamin F. Byrd, Jr. and Daniel M. Van Sant, ninety (90%) per cent, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1: Being the west part of Lot No. 2 on the Plan of the Subdivision of part of the Lillie Belle Farm, near Goodlettsville, Tennessee, not of record, described according to a survey of Wayne S. Cooper, Sr., dated February 17, 1969, and being designated as Tract 7 thereon, as follows:

Beginning at a point in the dividing line between Tracts 1 and 2 of the Lillie Belle Farm in the Westerly line of Tract 8 as designated on the survey of Cooper, being the northeast corner of Tract 7 on said survey, and being the southeast corner of that part of lot 1 of the Lillie Belle Farm conveyed to Robert R. Wilkinson and wife, of record in Book 4019, page 657, Register's Office for said County; thence with the dividing line between said Tracts 7 and 8, South 13° 02' West 108 feet, more or less, to the southeast corner of Tract 7; thence with the southerly boundary of said tract, north 77° 40' West 639.52 feet to a point; thence north 18° 47' East 93.50 feet to the southwest corner of part of lot 1 conveyed to Wilkinson, above referred to; thence with his southerly line, south 78° 13' East 634.36 feet to the point of beginning.

Said property was conveyed to Thomas E. Ervin, a one-third undivided interest; Jere M. Ervin and wife, Linda M. Ervin, a one-third undivided interest, and J. Fred Landers and wife, Dorothy Landers, a one-third undivided interest, by deeds from Frank R. Tinnon and wife, of record in Book 4505, page 541, and from Travis L. McElroy and wife, of record in Book 4651, page 548, Register's Office for said County.

TRACT NO. 2: Being Lots 12, 13 and the southerly 100 feet of lots 14 and 15 in J. W. Harris' Subdivision of the Clark Home Place, recorded in Book 547, page 46, Register's Office for said County, and the westerly part of lot No. 1 in the subdivision of Lillie Belle Farm, not of record, described as follows:

Beginning at a point in the southerly margin of Harris Street, 300 feet more or less, West of the westerly margin of Dickerson Road, said point is further described as being the northeast corner of lot No. 12 in the J. W. Harris Subdivision, and the Northwest corner of lot No. 4 in said Subdivision; thence along the easterly line of lot No. 12 and the westerly line of lots, 4, 5 and 6, south 3° 45' West 300 feet, more or less, to the southeast corner of said lot No. 12 and the northwest corner of lot No. 6; thence continuing into lot No. 1 in the Subdivision of Lillie Belle Farm, not of record, South 3° 45' West 100.2 feet, more or less, to a point; thence north 77° 40' West 602 feet, more or less; thence north 18° 55' East 92.6 feet, more or less, to the southerly line of lot No. 17 in J. W. Harris' Subdivision; thence along the south line of lots 17 and 18, south 78° 19' East approximately 173 feet to the southwesterly corner of lot No. 15; thence along the westerly line of lot No. 15, north 3° 45' East 100 feet, more or less, to a point; thence passing through lots Nos. 15 and 14 to the easterly line of lot No. 14 and the westerly line of lot No. 13, south 78° 19' East 200 feet, more or less, to a point; thence along the westerly line of lot No. 13, north 3° 45' East 200 feet to the southerly margin of Harris Street; thence along said margin of Harris Street and with the northerly line of lots 13 and 12, south 78° 19' East 200 feet, more or less, to the beginning.

Said property was conveyed to Thomas E. Ervin, a 1/3 undivided interest; Jere M. Ervin and wife, Linda M. Ervin, a 1/3 undivided interest and J. Fred Landers and wife, Dorothy Landers, a 1/3 undivided interest, by deeds from Robert Reese Wilkinson and wife and John David Owen, III, and wife, of record in Book 4505, page 543, and from Travis L. McElroy and wife, of record in book 4651, page 548, said Register's Office.

This is improved property known as Rivergate Apartments, 110 Harris Street, Goodlettsville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto

belonging to the said Benjamin F. Byrd, Jr., individually, and Rivergate Apartments, a partnership, their heirs and/or assigns, forever.

And we do covenant with the said Benjamin F. Byrd, Jr. and Daniel M. Van Sant 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, except for a deed of trust recorded in Book 4742, Page 411, Register's Office for Davidson County, executed by the grantors to Security Federal Savings and Loan Association, and rights of tenants in occupancy.

And grantors do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Benjamin F. Byrd, Jr. and Daniel M. Van Sant, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this 1st day of November, 1973, at Nashville, Tennessee.

631245

IDENTIF. REFERENCE T

Nov 9 10 20 AM '73

FELIX L. ... REGISTER
DAVIDSON COUNTY, TENN.

THOMAS E. ERVIN

JERE M. ERVIN

LINDA M. ERVIN

J. FRED LANDERS

DOROTHY LANDERS

NOV-9[illegible] CONV * ~~00~~ 620,220.00
NOV-9[illegible] S'TAX A* 1,612.52
NOV-9[illegible] PR'FEE A* .50
NOV-9[illegible] W'DEED A* 8.00 * 1,621.02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Six Hundred Twenty Thousand Two Hundred Twenty ($620,220.00) Dollars.

AFFIANT

SWORN TO AND SUBSCRIBED before me this 1st day of November, 1973.

NOTARY PUBLIC

My commission expires:
My Commission Expires August 18, 1975

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dora Crawford a Notary Public in and for said County and State, the within named Thomas E. Ervin and Jere M. Ervin, two of the bargainors, 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 1st day of November, 1973.

Dora Crawford
NOTARY PUBLIC

My commission expires:
My Commission Expires August 18, 1975

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara L. Wheat, a Notary Public in and for said County and State, the within named Linda M. Ervin, one of the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of November, 1973.

Barbara L. Wheat
NOTARY PUBLIC

My commission expires:
August 3, 1974

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara L. Wheat, a Notary Public in and for said County and State, the within named J. Fred Landers and Dorothy Landers, two of the bargainors, 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 1st day of November, 1973.

Barbara L. Wheat
NOTARY PUBLIC

My commission expires:
August 3, 1974