This instrument prepared by
SCHULMAN, PRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

WARRANTY DEED

BOOK 5055 PAGE 766

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cedar Hill Apartments (NAME:)	Same (NAME:)	
4107 Hillsboro Circle (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	148 & 150 pt
Nashville, Tennessee 37215 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and 00/100 ($10.00) ---------- *DOLLARS* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

AUG 10 77	CONV	*	~~.00~~ 222,000.00		
AUG 10 77	S'TAX		B* 577.20		
AUG 10 77	PR'FEE		B* .50		
AUG 10 77	W'DEED		B* 8.00	*	585.70

Kimbrough-Kavanaugh & Associates, Inc., has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Cedar Hill Apartments, a Tennessee Limited Partnership, its successors and ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the Fifth Civil District of Davidson County, Tennessee, being a portion of the Resubdivision of Bavaria Apartment Site recorded in Book 4460, Page 93, and as amended in Book 4615, Page 937, Register's Office for Davidson County, Tennessee, described according to a survey made by Michael V. Holmes Company dated August 26, 1975, as follows:

Beginning at a point in the northerly margin of Packard Drive, said point being the southwest corner of said Resubdivision of Bavaria Apartment Site; thence North 3° 14' East 263.77 feet to a concrete monument; thence North 2° 41' East, 123.98 feet to a concrete monument; thence South 88° 54' East 717.45 feet to a point; thence South 21° 18' East 146.54 feet to a point; thence South 60° 08' 56" West, 49.64 feet to a point; thence South 29° 51' 04" East 89.67 feet to a point; thence South 77° 32' 51" East 42.29 feet to a point; thence North 68° 05' East 166.0 feet to a point; thence South 80° 30' East 96.36 feet to a point; thence South 37° 09' 34" East 353.37 feet to a point in the northerly margin of Packard Drive; thence South 48° 05' West 106.72 feet to a point; the beginning of a curve to the right; thence following said curve along the northerly margin of Packard Drive, northwestwardly, having a radius of 601.72 feet, a distance of 810.40 feet to a point; thence North 54° 45' West, 285.51 feet to a point; the beginning of a curve to the left; thence with said curve having a radius of 343.25 feet westwardly 253.71 feet to the point of beginning. Containing 14.086 acres, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 222,000.00

Subscribed and sworn to before me, this the ____ day of ____

Affiant

My commission expires ____ (Affix Seal)

Notary Public

Being part of the property conveyed to Kimbrough-Kavanaugh and Associates, also known as Kimbrough-Kavanaugh & Associates, Inc., by Deed from Frederic E. Cowden, Jr., Substitute Trustee, of record in Book 4503, Page 176, Register's Office for Davidson County, Tennessee.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Cedar Hill Apartments, a Tennessee Limited Partnership, its successors and ~~heirs~~ *and assigns, forever. And* it does ~~do~~ *covenant with the said* Cedar Hill Apartments *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for taxes for 1976 and for easements and restrictions of record.

And Kimbrough-Kavanaugh & Associates, Inc., does ~~do~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Cedar Hill Apartments, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever. Witness* its *hand this* 5th *day of* August, *19*76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

KIMBROUGH-KAVANAUGH & ASSOCIATES, INC.

By: J. Clay Hunter, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Patricia N. Sensing, *a Notary Public of the State and County aforesaid, personally appeared* J. Perry Kilgore, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Kimbrough-Kavanaugh & Associates, Inc., *the within named bargainor, a corporation, 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 the corporation by* him *self as* President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 5th *day of* August, *19* 76.

Patricia N. Sensing
Notary Public

Commission Expires 3/12/79.

PATRICIA N. SENSING NOTARY PUBLIC DAVIDSON COUNTY TENN.

BOOK 5055 PAGE 769

WARRANTY DEED

FROM

KIMBROUGH-KAVANAUGH &

ASSOCIATES, INC.

TO

CEDAR HILL APARTMENTS

D 6 2 5 2 5

IDENTIF. REFERENCE

AUG 10 10 29 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208