THIS INSTRUMENT PREPARED BY:
James L. Smith, Attorney
140 North Main Street
Goodlettsville, TN 37072

BOOK 5094 PAGE 345

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chateau Terrace Apts, a partnership (NAME:)	Gibbs & Company (NAME:)	149
500 Brandywine Drive (STREET ADDRESS OR ROUTE NUMBER)	19th Floor 3rd National Bank Bldg. (STREET ADDRESS)	227
Old Hickory 37138 (CITY) (P. O. ZONE) (STATE)	Nashville Tn. 37219 (CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

---------- *DOLLARS*

cash in hand paid by Chateau Terrace Apartments, a partnership, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a note evidenced by a deed of trust of record in Book 4759, page 168, Register's Office for Davidson County, Tennessee, in the original principal amount of $1,100,000.00;

D 80061

IDENTIF. REFERENCE

Dec 7 11 04 AM '76

FEE REGISTER DAVIDSON CO., TENN.

DEC-7[76]	CONV	*	.00 1,524,000.00	
DEC-7[76] S'TAX			B* 3,962.40	
DEC-7[76] PR'FEE			B* .50	
DEC-7[76]	W'DEED		B* 6.00	* 3,968.90

we, Kirby Clifton and wife, Pauline L. Clifton,

have bargained and sold, and by these presents do transfer and convey unto the said Chateau Terrace Apartments, a partnership, comprised of Vernard R. Barkley Bernard W. Barkley, Gary Freeman & Southern Wooden Ware, Inc. *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 2nd Civil District of Davidson County, Tennessee, being part of Tract No. 2 on the Map of a Subdivision of the W. R. Davenport Lands, not of record, and described according to a copy of a survey made by Stanford & Associates, Inc., Franklin, Tennessee, dated September 19, 1973, as follows:

Beginning at a point which is the southeast corner of Lot No. 278 on the Plan of Edge-O-Lake Estates, Section 2, thence South 29° 29' West 183.20 feet to a point; thence South 15° 56' West 197.65 feet to a point; thence North 74° 04' West 886.44 feet to a point in the center line of Bell Road; thence with said center line of Bell Road, the following courses and distances: North 27° 26' East 106.50 feet to a point; North 36° 11' East 100.00 feet to a point; North 43° 19' East 99.80 feet to a point; North 47° 49' East 100.00 feet to a point; thence leaving said center line of Bell Road, South 74° 22' 53" East 774.80 feet to the point of beginning, containing 7.163 acres, more or less.

Being part of the property conveyed to Kirby Clifton and wife, Pauline L. Clifton, by deed from Wesley G. Rader, Jr., and wife, Geraldine S. Rader, of record in Book 4738, page 956, Register's Office for Davidson County, Tennessee, and by a deed of correction made by Wesley G. Rader, Jr., and wife, to Kirby Clifton and wife, Pauline L. Clifton, of record in Book 4755, page 327, Register's Office for said County.

BOOK 5094 PAGE 346

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $1,524,000.00

Subscribed and sworn to before me, this the 30th day of November 19 76

Affiant

My commission expires: March 22, 1977 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BOOK 5094 PAGE 346

unimproved ( )
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 Chateau Terrace Apartments, a partnership, *heirs and assigns, forever.*

And we *do covenant with the said* Chateau Terrace Apartments, a partnership, *that lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except as noted herein.

And we, Kirby Clifton and wife, Pauline L. Clifton, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Chateau Terrace Apartments, a partnership, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our hands *this* 30th *day of* November, *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.*

Kirby Clifton

Pauline L. Clifton

BOOK 5094 PAGE 352

STATE OF TENNESSEE
COUNTY OF DAVIDSON

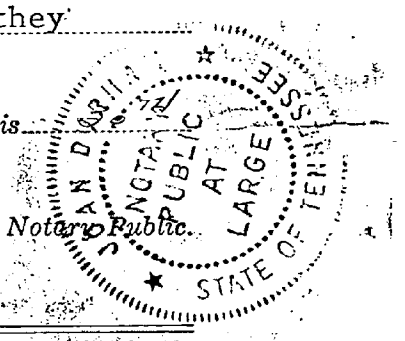
Personally appeared before me, John L. Queener, a Notary Public in and for said County and State, the within named Kirby Clifton and wife, Pauline L. Clifton,

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 Goodlettsville, Tennessee, this 1st day of November, 1976.

John L. Queener, Notary Public.

Commission Expires March 22, 1977.



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, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

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

.....
Notary Public

Commission Expires.....