This Instrument Prepared By:
LARRY T. THRAILKILL
Little, Thrailkill and Owen, P.C.
25th Floor, First American Center
Nashville, Tennessee 37238

ADDRESS OF NEW OWNER:

WALTON LANE ASSOCIATES,
a Joint Venture Composed
of Deerwood Associates and
Deerwood Associates II,
% Equity Management Corporation
13th Floor, First American Center
Nashville, Tennessee 37238

MAP-PARCEL NUMBER

51-140

BOOK 5143 PAGE 69

SEND TAX BILLS TO:

WALTON LANE ASSOCIATES, P. O. BOX "E", NASHVILLE, TENNESSEE

STATE OF TENNESSEE ]
]
DAVIDSON COUNTY ]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of _____

TEN DOLLARS AND NO/100 ($ 10.00 )

DOLLARS, we, HARRY G. HEMMERLY and FRED B. SHIPMAN, d/b/a FAWNWOOD APARTMENTS, a partnership, (hereinafter referred to as the "Grantors"), have this day bargained and sold, and do hereby transfer and convey unto the said WALTON LANE ASSOCIATES, a Joint Venture composed of Deerwood Associates and Deerwood Associates II, (hereinafter referred to as the "Grantee"), its successors and assigns, the following-described real estate situated in the 11th [formerly the 19th] Civil District of Davidson County, Tennessee, as follows:

TRACT 1: A tract of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 8 and 9 on the Plan of Craighead Lands, as of record in Plan Book 1, page 20, and Minute Book "I", pages 108 and 109, Chancery Court at Nashville, described according to a survey made by Erle Drake, County Surveyor, June 13, 1924, as follows:

BEGINNING on the southerly margin of Walton Lane at the corner of Lots No. 9 and 10; thence south 1/2° west 902 feet to the northerly line of the George Bradford property; thence with same, south 87-1/2° east 486 feet to a point at the end of a stone fence; thence north 3° east 572 feet to a stake near a barn on the adjoining property; thence south 87-1/2° east 16.5 feet to a stone placed at the north end of said barn; thence north 3° east 340 feet to the southerly margin of Walton Lane, passing on the west face of gate post; thence with said Lane, north 88-1/2° west 542 feet to the beginning.

INCLUDED in the above description, BUT EXCLUDED THEREFROM, is that part of said property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Harry G. Hemmerly and Fred B. Shipman, d/b/a Fawnwood Apartments, a partnership, of record in Book 4863, page 994, Register's Office for said County.

BEING the same property conveyed to Harry G. Hemmerly and Fred B. Shipman, d/b/a Fawnwood Apartments, a partnership, by deed from Robert D. McClendon, Trustee, recorded in Book 4735, page 400, Register's Office for said County.

TRACT 2: Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being part of Lots 8 and 9, on the Plan of Craighead Lands, as of record in Plan Book 1, page 20, and Minute Book "I", pages 108 and 109, Chancery Court at Nashville, described in part according to a survey made by Parrish & Ragan, Inc., dated July 9, 1973, described as follows:

BEGINNING at a point in the southerly margin of Walton Lane, being the northeast corner of the Robert D. McClendon, Trustee, property, of record in Book 4449, page 445, Register's Office for Davidson County, Tennessee; thence with McClendon's easterly line south 01° 58' 00" west 233 feet to an iron pin; thence south 88° 24' 00" east 119.0 feet to an iron pin; thence north 01° 58' 00" east 233.0 feet to the southerly margin of Walton Lane; thence with the southerly margin of Walton Lane, north 88° 24' 00" west 119.0 feet to the point of beginning.

BEING the same property conveyed to Harry G. Hemmerly and Fred B. Shipman, d/b/a Fawnwood Apartments, a partnership, by deed from James C. Rainey and wife, Mildred A. Rainey, recorded in Book 4735, page 398, Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. Taxes for 1976, Field Book No. 11D-16200.
2. Deed of Trust executed by Harry G. Hemmerly and Fred B. Shipman, d/b/a/ Fawnwood Apartments, a partnership, to Albert W. Johnson, Trustee, dated August 8, 1973, and recorded in Book 4735, page 402, and corrected in Book 4868, page 731, Register's Office for Davidson County, Tennessee, to secure to Dobson & Johnson, Inc., the payment of a note for $1,640,000.00, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. Said note and deed of trust securing the same was assigned to Provident Mutual Insurance Company of Philadelphia by an instrument of record in Book 4868, page 734, Register's Office for Davidson County, Tennessee.
3. An Assignment of Rents to Dobson & Johnson, Inc., to further secure the indebtedness in Book 4735, page 402, said Assignment being of record in Book 4735, page 409, Register's Office for Davidson County, Tennessee. Said Assignment of Rents was assigned to Provident Mutual Life Insurance Company of Philadelphia by instrument of record in Book 4868, page 736, Register's Office for Davidson County, Tennessee.
4. An easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Harry G. Hemmerly and Others, across premises as set out in an instrument of record in Book 4799, page 270, Register's Office for Davidson County, Tennessee.
5. Restrictive covenants contained in an instrument of record in Book 4519, page 279, as amended in Book 4735, page 416, Register's Office for Davidson County, Tennessee.
6. Restrictive covenants contained in an instrument of record in Book 4519, page 281, as amended in Book 4735, page 414, Register's Office for Davidson County, Tennessee.

This is improved property, known as 321 Walton Lane, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, together with the appurtenances, estate, title and interest belonging to the said Grantee, its successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as hereinabove provided. Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

WITNESS our hands, this 18th day of April, 1977, the Partnership having caused its name to be signed hereto by its duly authorized officers on said day and date.

FAWNWOOD APARTMENTS,
a Partnership

By Hand. Hemmerly
Harry G. Hemmerly

By Fred B. Shipman
Fred B. Shipman

STATE OF ]
]
COUNTY OF ]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named HARRY G. HEMMERLY, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Partner of FAWNWOOD APARTMENTS, a partnership, the within-named bargainor, and that he as such Partner, being authorized so to do, executed the foregoing WARRANTY DEED for the purposes therein contained, by signing the name of the partnership by himself as such Partner.

WITNESS MY HAND and official seal at office in Madison, Tennessee, this 18th day of April, 1977.

Don Shields
Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF ]
]
COUNTY OF ]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named FRED B. SHIPMAN, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Partner of FAWNWOOD APARTMENTS, a partnership, the within-named bargainor, and that he as such Partner, being authorized so to do, executed the foregoing WARRANTY DEED for the purposes therein contained, by signing the name of the partnership by himself as such Partner.

WITNESS MY HAND and official seal at office in Madison, Tennessee, this 7th day of March, 1977.

Tom Sheilds
Notary Public

MY COMMISSION EXPIRES:

2-8-78

STATE OF ]
]
COUNTY OF ]

The actual consideration of value, whichever is greater, for this transfer, is $ 10.00.

PARTNER
Affiant

subscribed and sworn to before me this the 2nd day of May, 1977.

Louise M. Brooks
Notary Public

MY COMMISSION EXPIRES:

12-5-78

T IDENTIFICATION REFERENCE
MAY 3 3 09 PM '77
REGISTER
DAVIDSON CO., TENN.

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|---|---|---|---|---|---|---|
| MAY-3-77 | CONV | * | 10.00 | | | |
| MAY-3-77 | W'DEED | | | B* | 8.00 | * 8.00 |

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