WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHIPPINGTON TOWERS II (NAME)	CHIPPINGTON TOWERS II (NAME)	May 51-12
615 Main Street (STREET ADDRESS OR ROUTE NUMBER)	(same) (STREET ADDRESS)	Parcel 127
Nashville, Tenn. 37206 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	11D-66360

For and in Consideration of the sum of Ten and no/100 ($10.00) - *DOLLARS*

cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, -

115 48

IDENTIF. REFERENCE

JUN 28 2 17 PM '77

FILED ... REGISTER DAVIDSON ... TENN.

JUN28-77	CONV	60,000.00		
JUN28-77	S'TAX		B* 156.00	
JUN28-77	PR'FEE		B* .50	
JUN28-77	W'DEED		B* 8.00	* 164.50

FRANK DAVIS BUICK, INC has *bargained and sold, and by these presents do transfer and convey unto the said* CHIPPINGTON TOWERS II, a Tennessee Limited Partnership, its - successors *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING Lot No. 3 of the Resubdivision of Lot No. 2 and Reserve Parcel of Chippington Plaza II as of record in Plat Book 5050, page 72, Register's Office for Davidson County, Tennessee, and being more particularly described as follows: - - - - -

BEGINNING at a point in the northern margin of an ingress and egress easement on the Spring Hill Cemetery property, this point being an iron pin; this point of beginning is located east of Gallatin Road and the following will describe the calls from said Gallatin Road. Beginning at the southwestern property corner of St. Joseph School, this point being on the northern margin of the ingress and egress easement; thence following the northern margin of the ingress and egress easement the following five calls -- S 71° 06' E, 469.15 ft to a point, N 85° 43' E, 165.67 feet to a point, N 76° 15' 43" E, 204.89 feet to an iron pin, S 60° 55' 23" E, 197.97 feet to an iron pin, S 38° 27' 44" E, 142.53 feet to an iron pin, this pin being the point of beginning for the land surveyed; thence N 14° 58' 56" E, 401.29 feet bounded by Lot No. 2 of the Resubdivision of Lot No. 2 and Reserve Parcel, Chippington Plaza II to an iron pin; thence S 75° 01' 04" E, 626.43 feet bounded by the following 6 lot owners -- Robert Agee, Randall Davidson, Leland Avril, Louis Winn, James Turner and Eugene Clark, to an iron pin; thence S 16° 00' 00" W, 427.54 feet bounded by the Madison Suburban Utility District property, to an iron pin; thence the following 2 calls bounded by the Spring Hill Cemetery property, N 76° 26' 27" W, 564.73 feet to an iron pin; thence N 38° 27' 44" W, 67.57 feet to an iron pin, this being the point of beginning and containing 269,785 square feet or 6.19 acres. - - - - - - - - - - - - - -

- -

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $60,000.00

Subscribed and sworn to before me, this the 28th day of June 1977

[signature] Affiant

My commission expires: 8-3?-77 (Affix Seal)

[signature] Notary Public

NOTARY PUBLIC ... COUNTY

BEING the same property conveyed to FRANK DAVIS BUICK, INC., by deed from Madison Suburban Utility District, of record in Book 4648, page 208, Register's Office for Davidson County, Tennessee. - - - - - - - - - - - - - - - - - - -

THIS CONVEYANCE is subject to easements of record in Book 4648, page 209, and as set forth by the plan of record of Chippington Plaza II, recorded in Plat Book 5050, page 72, Register's Office for said County. - - - - - - - - - - - - - -

- -

This is unimproved ( ) 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 CHIPPINGTON TOWERS II, its successors - xxxxx *and assigns, forever.*

And it does xxx *covenant with the said* CHIPPINGTON TOWERS II - - - - - - - - - - - - - - - - - - *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.*

And FRANK DAVIS BUICK, INC. does - - - - - - - - - - - - - - - - xxx *further covenant and bind* itself, its successors - - - - xxxxx *and representatives, to warrant and forever defend the title to the said land to the said* CHIPPINGTON TOWERS II, its successors - - - - - xxxxx *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 28th *day of* June, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FRANK DAVIS BUICK, INC.

By: [signature]

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, the undersigned authority, *a Notary Public of the State and County aforesaid, personally appeared* Frank C. Davis, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* FRANK DAVIS BUICK, INC., *the within named bargainor, a corporation, and that* he *as such* corporate officer, *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 Madison, Davidson County, Tennessee, *this* 28th *day of* June, *19* 77.

Tom Shields
Notary Public

TOM SHIELDS NOTARY PUBLIC DAVIDSON

Commission Expires February 8, 1978.

This instrument prepared by:
WILLIAMS SHIELDS & WILDMAN
Attorneys - at - Law
Suite 100, Cumberland Office Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

WARRANTY DEED

FROM

FRANK DAVIS BUICK, INC.

TO

CHIPPINGTON TOWERS II

This instrument prepared by:
WILLIAMS SHIELDS & WILDMAN
Attorneys - at - Law
Suite 100, Cumberland Office Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

BOOK 5164 PAGE 761