This instrument prepared by: Schulman, Pride & Leroy
P. O. Box 2707, Nashville, TN 37219

BOOK 5203 PAGE 441

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO: MAP/PARCEL NOS.

Woodbridge Associates, Ltd.
615 Main Street
Nashville, TN 37206

Same

To be assigned
Field book - 60A-283(

WARRANTY DEED

WHEREAS, Antioch Pike Apartment Development Company, a Joint Venture, was conveyed 30.40 acres, more or less, by Deed from Lewis C. Payne and wife, Maxine B. Payne, of record in Book 4594, Page 169, Register's Office for Davidson County, Tennessee; and

WHEREAS, a Joint Venture Agreement, dated the 1st day of April, 1972, was entered into by and between Marion Thurman, Ralph Stevens, Jack Williams, and Alexander/Davis Properties, Inc., to develop the real property in the above said Warranty Deed as a Joint Venture under the name of Antioch Pike Apartment Development Company; and

WHEREAS, in said Joint Venture Agreement, dated April 1, 1972, it is provided that all Deeds executed on behalf of the Joint Venture shall be signed by either Charles F. Alexander or Willie K. Davis as certified agent for Alexander/Davis Properties, Inc., and countersigned by either Marion Thurman, Ralph Stevens, or Jack Williams, and further that the same provision is contained in an Authorization for Execution of Deeds dated April 18, 1972, signed by all of the parties therein, which instrument states as follows:

> "That Antioch Pike Apartment Development Company does hereby and herewith certify that deeds, deeds of trust, leases, restrictions and conveyances of property or other instruments affecting property executed in the joint venture name by the signing of Charles F. Alexander or Willie K. Davis as certified agent for Alexander/Davis Properties, Inc., and counter-signing by either Marion Thurman as partner, or Ralph Stevens as partner, or Jack Williams as partner.
>
> "Any instrument so executed by any certified agent and partner shall constitute valid and affective conveyances, leases, mortgages or other instruments affecting the property for all purposes whatsoever until such authorization may hereafter be changed or revoked by a written instrument duly recorded in the Register's Office for Davidson County, Tennessee."

and;

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $ 253,000.00 .

Woodbridge Associates, Ltd.

Affiant General Partner

Sworn to and subscribed before me this 29th day of September, 1977.

COMMISSION EXPIRES: [illegible] NOTARY PUBLIC: [illegible]

WHEREAS, Marion Thurman and wife, Eva M. Thurman, did quitclaim the 30.413 acres to Ervin M. Entrekin, Trustee, by Quitclaim Deed dated August 11, 1975, of record in Book 4940, Page 719, and at such time, Marion Thurman and wife, Eva M. Thurman, had no interest in said property, except as a member of the Antioch Pike Apartment Development Company; and

WHEREAS, Antioch Pike Apartment Development Company, a Joint Venture, did convey by Quitclaim Deed to Thomas V. White, Trustee, and Thomas V. White, Trustee, did convey to Marion Thurman said 30.40 acres, more or less, by Quitclaim Deed of record in Book 5174, Page 612, Register's Office for Davidson County, Tennessee, but that said Deed was signed by Antioch Pike Apartment Development Company, a Joint Venture, by Willie K. Davis, Agent for Alexander/ Davis Properties, Inc., and Thomas V. White, Trustee, but neither Marion Thurman, Ralph Stevens, or Jack Williams countersigned said Deed as a partner and further that the acknowledgement appearing on Page 613 of Book 5174 of said Deed appears to be incomplete; and

WHEREAS, an Instrument of Correction was recorded in Book 5189, Page 492, Register's Office for Davidson County, Tennessee, executed by Marion Thurman, Eva M. Thurman, and Ervin M. Entrekin, Trustee, said instrument declaring that the Deed of record in Book 4940, Page 719, Register's Office for Davidson County, Tennessee, was void and of no further force and effect; and

WHEREAS, it is the desire of all the parties that have had any ownership interest in the real property described herein or have any interest in the Antioch Pike Apartment Development Company to convey the herein described real property as hereinafter set forth.

W I T N E S S E T H:

For and in consideration of the sum of Two Hundred Fifty-three Thousand and No/100 ---------- Dollars, cash in hand paid by Woodbridge Associates, Ltd., a Tennessee

Limited Partnership, the receipt of all of which is hereby acknowledged, Antioch Pike Apartment Development Company, a Joint Venture, Marion Thurman, Ralph Stevens, Jack Williams, and Alexander/Davis Properties, Inc., have this day bargained and sold and do hereby transfer and convey unto the said Woodbridge Associates, Ltd., it successors and assigns, certain real property in Davidson County, Tennessee, as follows:

(A full description of said property is hereby attached hereto as Exhibit "A" and is made a part of this Warranty Deed as if fully and completely copied herein.)

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title, and interest belonging to Woodbridge Associates, Ltd., its successors and assigns forever. We covenant that we are lawfully seized of said real estate in fee simple and have a good right to convey it and that the same is unencumbered except for taxes for 1977 which have been prorated and assumed by the Grantee and

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title of said real estate to said Woodbridge Associates, Ltd., its successors and assigns against the lawful claims of all persons.

WITNESS our hands this 16 day of September, 1977.

ANTIOCH PIKE APARTMENT DEVELOPMENT COMPANY

By: Alexander/Davis Properties, Inc.

By: _____
Willie K. Davis, President
Certified Agent

By: _____
Marion Thurman

By: _____
Ralph Stevens

By: _____
Jack Williams

ALEXANDER/DAVIS PROPERTIES, INC.

By: _____
Willie K. Davis, President

_____
MARION THURMAN

_____
RALPH STEVENS

_____
JACK WILLIAMS

E 2864 I:

IDENTIF. REFERENCE

Sep 29 12 46 PM '77

FELIX 2 WILSON REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Jane C. Yount, a Notary Public of the State and County aforesaid, Willie K. Davis, with whom I am personally acquainted, and who upon oath acknowledged himself to be President of Alexander/Davis Properties, Inc., and that as such President, being authorized so to do, executed the foregoing instrument on behalf of Alexander/Davis Properties, Inc., as a member of the Antioch Pike Apartment Development Company, a Joint Venture, and as a separate corporation, for the purposes therein contained by signing the name of the corporation.

Witness my hand and seal this 19 day of September, 1977.

COMMISSION EXPIRES: Oct 13, 1980 NOTARY PUBLIC: Jane C. Yount

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Martha Bethel, a Notary Public of the State and County aforesaid, Marion Thurman, one of the within-named bargainors, with whom I am personally acquainted, and who upon oath acknowledged himself to be a member of the Joint Venture known as Antioch Pike Apartment Development Company and who acknowledged that he executed the foregoing instrument as such a member of said Joint Venture, and as an individual, for the purposes therein contained.

Witness my hand and seal this 15th day of September, 1977.

COMMISSION EXPIRES: 4-8-78 NOTARY PUBLIC: Martha Bethel

SEP 29 77	CONV	90,000.00		
SEP 29 77	CONV	90,000.00		
SEP 29 77	CONV	73,000.00		
SEP 29 77	S'TAX		657.80	
SEP 29 77	PR'FEE		.50	
SEP 29 77	W'DEED		12.00	* 670.30

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Jan C. Hyatt, a Notary Public of the State and County aforesaid, Ralph Stevens, one of the within-named bargainors, with whom I am personally acquainted, and who upon oath acknowledged himself to be a member of the Joint Venture known as Antioch Pike Apartment Development Company and who acknowledged that he executed the foregoing instrument as such a member of said Joint Venture, and as an individual, for the purposes therein contained.

Witness my hand and seal this 16 day of September, 1977.

COMMISSION EXPIRES: Oct. 13, 1980 NOTARY PUBLIC: Jan C. Hyatt

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Jan C. Hyatt, a Notary Public of the State and County aforesaid, Jack Williams, one of the within-named bargainors, with whom I am personally acquainted, and who upon oath acknowledged himself to be a member of the Joint Venture known as Antioch Pike Apartment Development Company and who acknowledged that he executed the foregoing instrument as such member of said Joint Venture, and as an individual, for the purposes therein contained.

Witness my hand and seal this 16 day of September, 1977.

COMMISSION EXPIRES: Oct. 13, 1980 NOTARY PUBLIC: Jan C. Hyatt

EXHIBIT "A"

DESCRIPTION OF PROPERTY

Being a parcel of land located in the 6th Civil District, Metropolitan Nashville and Davidson County, Tennessee, also being a portion of the Antioch Pike Apartment Development Company property as recorded in Book 4594, Page 169, R.O.D.C., Tennessee, and being more particularly described as follows:

Beginning at a point, this point being an iron pin located in the northern margin of Antioch Pike 473 feet, more or less, west of the intersection of Antioch Pike and McCall Street; thence with the northern margin of Antioch Pike and with a curve to the left with a radius of 660.00 feet a distance of 219.12 feet to an iron pin; thence leaving Antioch Pike N 33 deg 58 min 38 sec E, 401.55 feet to an iron pin; thence N 26 deg 37 min 19 sec E, 160.70 feet to a concrete monument; thence N 00 deg 18 min 58 sec E, 176.00 feet to an iron pin; thence S 89 deg 41 min 02 sec E, 533.00 feet to an iron pin; thence S 61 deg 34 min 00 sec E, 301.80 feet to an iron pin; thence S 01 deg 38 min 05 sec W, 362.05 feet to an iron pin; thence S 11 deg 51 min 55 sec E, 203.15 feet to an iron pin; thence S 00 deg 00 min 50 sec E, 205.59 feet to an iron pin; thence N 84 deg 42 min 36 sec W, 127.98 feet along an 18 inch wide stone wall to a point; thence N 87 deg 38 min 56 sec W, 380.62 feet along said stone wall to a point; thence along said stone wall N 83 deg 10 min 09 sec W, 131.37 feet to a point; thence along said stone wall N 84 deg 20 min 31 sec W, 200.01 feet to a point; thence along said stone wall N 86 deg 22 min 31 sec W, 177.05 feet to an iron pin, this being the point of beginning and containing 803,682 square feet or 18.45 acres.

Being a part of the property conveyed to Antioch Pike Apartment Development Company, a Joint Venture, by Deed from Lewis C. Payne and wife, Maxine B. Payne, of record in Book 4594, Page 169, Register's Office for Davidson County, Tennessee.